



Approximately 3.39  
acres of Land  
Heol Y Bwnsi  
Nantgarw  
CF15 7TH

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Approximately 3.39 acres  
of Agricultural Land  
Heol Y Bwnsi  
Nantgarw  
Cardiff  
CF15 7TH

By Private Treaty

Guide Price:  
£25,000

- Approximately 3.39 acres of Land
- Accessible Location
- Unique opportunity
- For Sale by Auction





## Situation

The land is conveniently situated east of Heol Y Bwnsi, and to the north of the village of Nantgawr, with Caerphilly town centre located 3 miles east providing convenient amenities. The land is situated approximately 1 mile away from the A470 Nantgawr Junction and 5 Miles from J32 of the M4.

## Description

The land extends to approximately 3.39 acres of land which is currently overgrown with self-seeded scrub and trees. We are informed that the land was once used as a hay meadow. A mature hedgerow and some fencing of varying quality, mark the boundary.

## Access

Access to the land is taken from 'Heol Y Bwnsi.' The land does directly adjoin Heol Y Bwnsi which is a public adopted highway, according to the Rhondda Cynon Taf Interactive Plan.

## Plan

The plans included within the auction pack to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

## Services

The land does not benefit from any services.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and National Grid.

## Constraints and Conservation

We are aware that the property does not include tree preservation orders. We would recommend potential purchasers should verify this with their solicitors. The Site is subject to a Site of Importance for Nature Conservation designation.

## Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## Boundaries

The responsibility for boundary maintenance, are not known.

## Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

## Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them, the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

## Tenure and Possession

Freehold with Vacant Possession upon completion.

## Guide Price

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## Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

## Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## Method of Sale

The property is offered for sale by Public Online Timed Auction. <https://tinyurl.com/2mp9ak5h>

For further details please contact:

Robert David MRICS FAAV

Tel 01446 772911

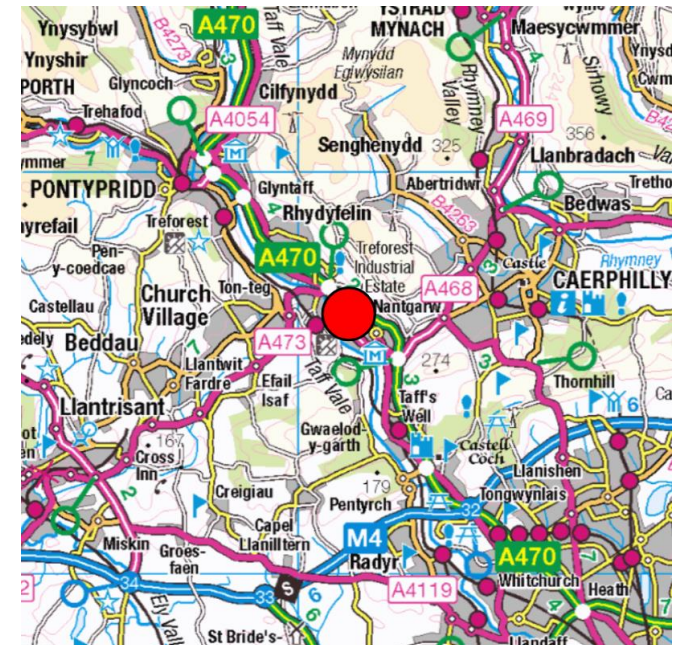
[robertdavid@hrt.uk.com](mailto:robertdavid@hrt.uk.com)

## Directions

Postcode: CF15 7TH

The winning buyer must pay £5,000 automatically at the end of the auction of which:

- £3,300+VAT is a buyer fee
- £1,040 is a deposit contribution.





These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



## Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Robert David

Tel: 01446 776397

E-mail: [robertdavid@hrt.uk.com](mailto:robertdavid@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

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