



hrt

herbert r thomas

Approximately 12.53
acres of land

Cilibion

Llanrhidian

Swansea

SA3 1ED

hrt.uk.com

Approximately 12.53 acres
of Agricultural Land

Available as a Whole or
in Two Lots
By Informal Tender

Guide Price:

As a Whole: £200,000

Lot 1: £90,000

Lot 2: £110,000

- Approximately 12.53 acres of Land
- Available as a whole or In two lots
- Unique opportunity
- For Sale by Informal Tender
- Tender Deadline
Monday 30th October
2023



Situation

The land is situated to the east of Llanrhidian. A short traveling distance from Gowerton, providing convenient amenities as well as good transport links to junction 47 of the M4 Motorway.

Please see the attached location plan.

Description

The property extends to approximately 12.53 acres of agricultural land, available as a whole or in two lots. The land is gently sloping and is down to permanent pasture. It is classified as Grade 2 on the Agricultural Land Classification Series.

Lot 1:

Shown edged red and extending to approximately 5.70 acres (2.31 hectares) or thereabouts in a single field enclosure.

Lot 2:

Shown edged blue and extending to approximately 6.83 acres (2.76 hectares) or thereabouts in a single field enclosure.

The external boundaries appear stockproof comprising of livestock fencing. The property may offer potential for agricultural, equestrian and amenity use.

Access

Access to both lots is available from the public highway. Access points are marked 'A' on the attached plan.

Plan

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

Services

We understand that the property does benefits from a mains water supply. Please note, due to the location of the water trough, the vendors will disconnect the water connection if the property is sold in two lots.

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

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. There are no footpaths crossing the land.

Development Clawback

The land is sold subject to a 40 year Development Clawback. The permitted use will be Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of a Planning Permission or the implementation of a Planning Permission will trigger the clawback at a rate of 30% of the Development Value less the current use value.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

In the event that the land is sold in two lots, the buyer of Lot 1 (Red) shall be responsible to erect a stock proof fence between points A-B on the enclosed plan. The buyer and their successors in Title will be responsible to repair and forever maintain and renew the boundary marked with an inward T on the enclosed site plan. (In the event the land is not sold as a whole or in two lots this may subject to review).

Basic Payment Scheme

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

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price of – £200,000 for the whole

Lot 1: £90,000

Lot 2: £110,000

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.

Method of Sale

The property is offered for sale by Informal Tender unless sold prior by Private Treaty.

Tenders are to close: Monday 30th October at 12 noon
Please contact Emily Flint or Elliott Rees for a tender form

01446 776393 / Emilyflint@hrt.uk.com

01446 776395 / Elliottrees@hrt.uk.com

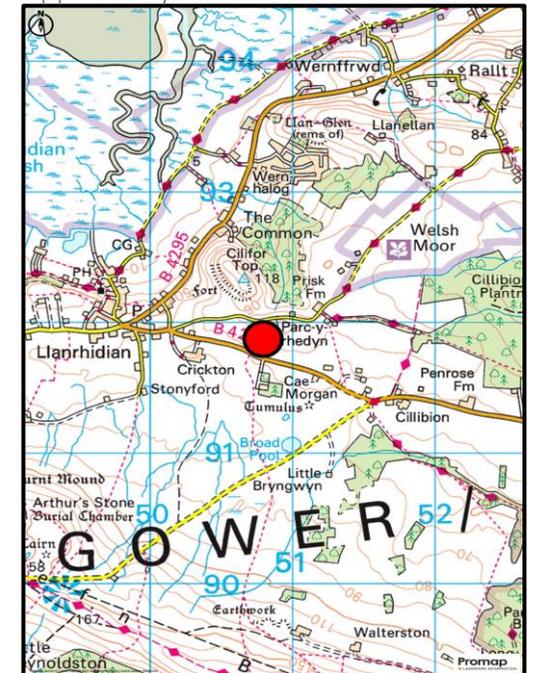
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

What3Words:laces.bikes.slack

Postcode: SA3 1ED

From Pen-Clawdd, head west along Station Road / Beach Road for approximately 4.5 miles. Take a left hand turn after the Esso garage onto the B4271. Continue on this road for 0.6 miles, where the property shall appear on your left hand side.





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: Elliott Rees
Tel: 01446 776395
E-mail: Elliottrees@hrt.uk.com

Contact: Emily Flint
Tel: 01446 776393
E-mail: Emilyflint@hrt.uk.com

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926





Parc-y-rhedyn

Pond

B

H

A

A

99.0m

77.3m

82.2m

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.





Informal Tender – Subject to Contract
 Property: Approximately 12.53 acres of land, Cilibion, Llanrhidian
 As a whole or 2 Lots
 Offers to be received by: Monday 30th October at 12 Noon

Name of Prospective Purchasers _____

Address _____

Postcode _____

Contact Number _____

Email Address _____

PLEASE DETAIL YOUR OFFER(S) BELOW AND SUBMIT TO:

elliottrees@hrt.uk.com

Herbert R Thomas, 59 High Street, Cowbridge CF71 7YL
BY Monday 30th October at 12 Noon
 Approximately 12.53 acres of land, Cilibion, Llanrhidian
 As a whole or 2 Lots

As a Whole

Lot 1

Lot 2

(Please tick relevant box)

Offer Amount :- £ _____

Your Solicitors Details:

Name _____

Solicitors Address _____

Telephone Number _____

Email Address _____

Proposed method of funding i.e. Cash, Mortgage or Bank Loan (or combination)

****Please provide proof of funds i.e Bank Statement/Mortgage in Principle etc.****

Anti-Money Laundering

If your offer(s) are accepted, we will require all parties to complete AML Checks via an independent company called Credas.

Signed: _____ Date: _____

Printed: _____

*** Please note: The Vendor reserves the right not to accept the highest offer, or any offer put forward.**