



herbert r thomas

2.06 Acres of
Amenity Woodland
Off Cae Bryn Terrace, Tondu,
Bridgend

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Approximately 2.06
acres of amenity
woodland
Off Cae Bryn Terrace,
Tondu, Bridgend

By Private Treaty

Approximately 2.06
acres of amenity
woodland

Conveniently
situated on edge of
Tondu village,
Bridgend

Access onto Cae
Bryn Terrace



Situation

The land is situated on edge of Tondu village, Bridgend. A short travelling distance from Bridgend Town Centre providing convenient amenities.

Please see the attached location plan.

Description

The property extends to approximately 2.06 acres or thereabouts. The land is amenity woodland ideally situated on the edge of Tondu adjoining a number of residential dwellings.

Buyers should be aware that there is Japanese knotweed on the land.

Development Clawback

The land will be sold subject to a 30-year Development Clawback Arrangement. The permitted use will be an 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 25% of the Development Value or Sale Value less the current use value.

Access

Access to the land is taken from Cae Bryn Terrace, marked "A" on the attached site plan. There is a right of way over the area marked blue on the attached plan.

Boundaries

The responsibility for boundary maintenance, are not known.

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

The land does not benefit from any services.

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability and cost of obtaining a mains water supply.

Basic Payment Scheme

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

Guide Price

Guide Price - £30,000

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.

Tenure and Possession

Freehold with Vacant Possession upon completion.

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.

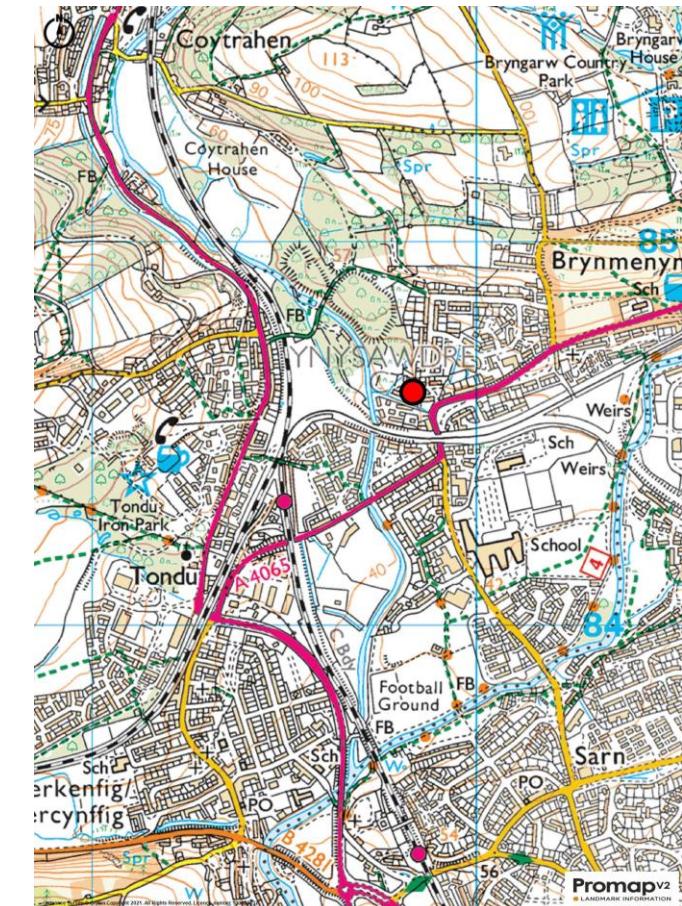
Method of Sale

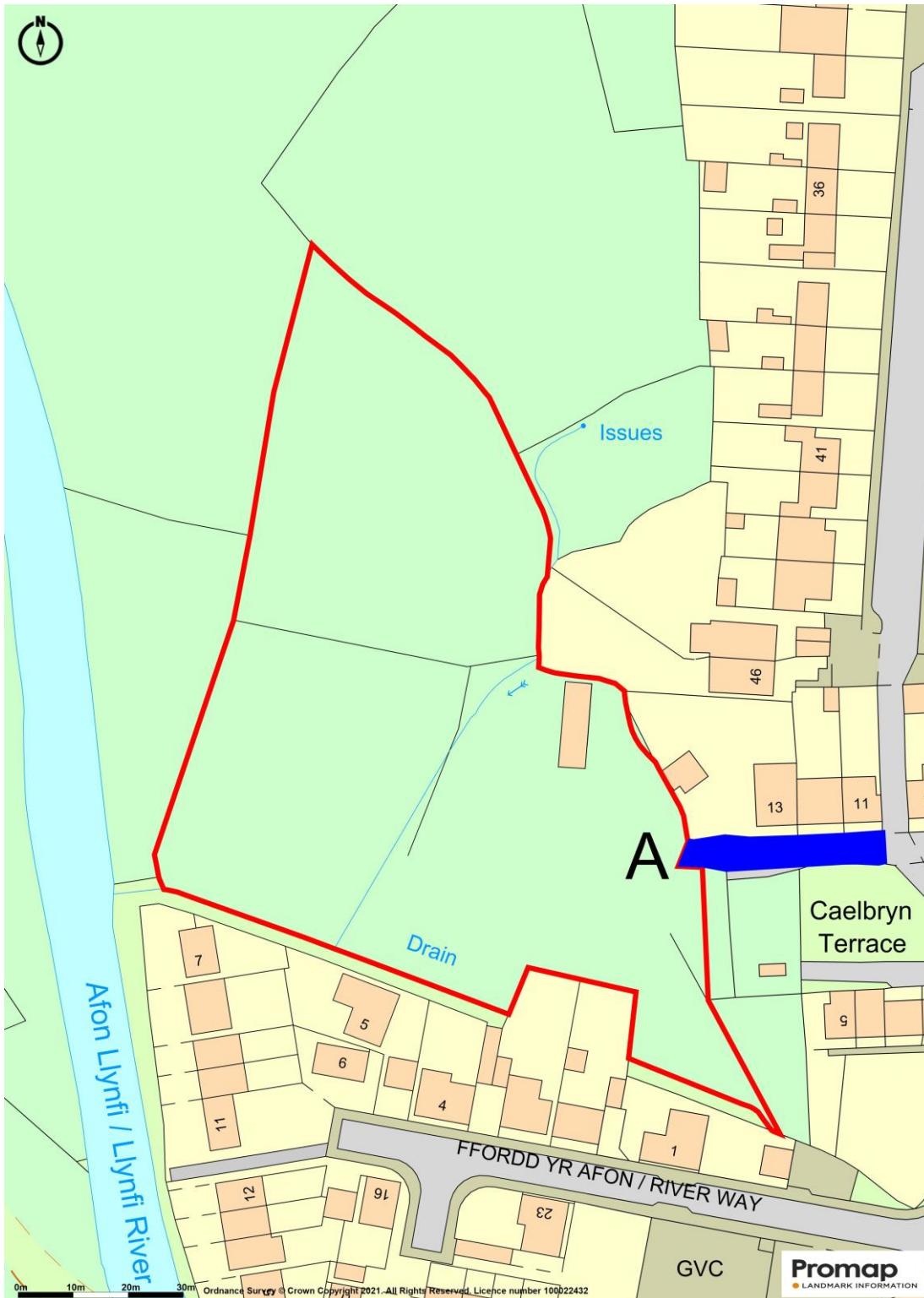
By Private Treaty.

Directions

Postcode: CF32 9HN

From Bridgend Town Centre, travel in a northern direction along A4063. At the roundabout take the second exit towards Tondu and Maesteg. Continue on this road for approximately 0.5 miles, at the traffic lights take a right hand turn onto Bryn road. Continue onto Bryn Road for 0.6 miles (Under the Bridge) before taking a left hand turn onto Cae Bryn Terrace. The property will be situated on the left hand side as marked "A" on the attached site plan.





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

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Mob: 07889 225 212

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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.