



Approximately  
19.99 Acres of  
Agricultural Land

Formerly Part of  
Berllanllwyd Farm  
Pengam Road  
Penpedairheol  
Hengoed  
CF82 8BX

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Penpedairheol  
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By Private Treaty  
Guide Price: £295,000

- Approximately 19.99 Acres of Agricultural Land
- Unique opportunity
- Suitable for:  
Grazing of Livestock  
Mowing Purposes  
Equestrian Use
- Edge of Penpedairheol
- Development Potential  
(Subject to Planning Permission)
- Private Treaty



## Situation

The land is situated to the east of Gelligaer adjoining Pengam Road. A short travelling distance from Gelligaer, Nelson and Blackwood, providing convenient amenities as well as good transport links.

Please see attached location plan.

## Description

The property extends to approximately 19.99 acres of gently sloping pasture land, woodland with scrubland as edged red on the attached site plan. The majority of the land comprises pastureland suitable for mowing and grazing purposes. The property includes an old barn located within the centre of the property, this is currently overgrown with limited access. The property includes approximately 6.95 acres of scrubland and woodland which offers biodiversity and potential access to public money for public good schemes.

Generally the property does not appear stockproof. The property may offer potential for agricultural, equestrian and amenity use.

## Access

Access to the land is taken from Pengam Road, marked "A" on the site plan. We are informed the access track is adopted. Pedestrian access is available via Bryn Awelon.

## 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 or the ownership thereof.

## 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 benefit from mains water services.

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

## Tree Preservation Orders

We are aware that the property does include tree preservation orders. This includes a small area of woodland on the edge of the property adjoining Cwm Yr Allt. We would recommend potential purchasers should verify this with their solicitors.

## 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 grant of Planning Permission will trigger the clawback at a rate of 35% of the Development Value less the current use value.

## Basic Payment Scheme

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

## Tenure and Possession

Freehold. The land is currently subject to a grazing and mowing licence until 31<sup>st</sup> December 2023.

## 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. The property does have one public right of way located on the western boundary.

## Guide Price

Guide Price – £295,000

## 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

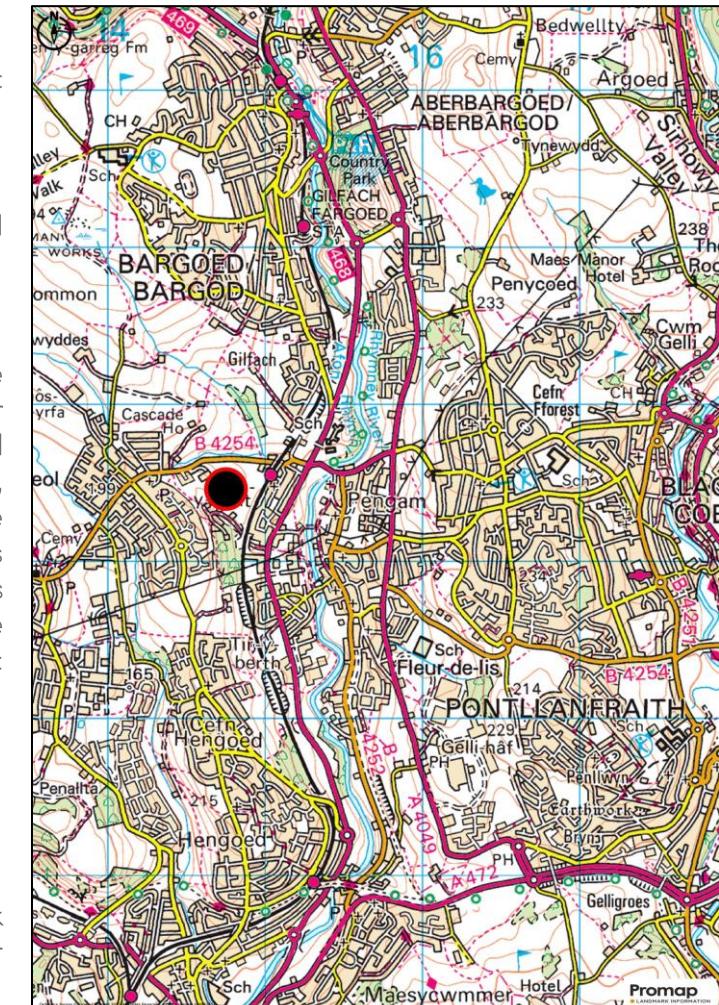
The property is offered for sale via Private Treaty.

## Directions

Postcode: CF82 8BX

From Gelligaer, head east on the B4254 for approximately 0.8 miles before taking a right hand turn onto a small lane called Pengam Road. Follow the lane where the entrance gate will appear on the left hand side.

What3Words: washfailsitself





## 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](mailto:elliottrees@hrt.uk.com)

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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.

