



Approximately 9.99
acres of Land

Wern Tarw
Rhiwceiliog
Pencoed
Bridgend
CF35 6NF

hrt.uk.com



Approximately 9.99 acres
of Agricultural Land

By Private Treaty

Available as a Whole or in
Two Lots

Guide Price:

As a Whole: £160,000

Lot 1: Approximately 4.75
acres £75,000

Lot 2: Approximately 5.24
acres £85,000

- Approximately 9.99 acres of Land
- Rural Location
- Available as a whole or in two lots
- For Sale by Private Treaty



Situation

The land is situated directly to the north of the town of Pencoed and to the west of Llantrisant. The land is a short travelling distance from convenient amenities and J35 M4. Please see the attached location plan.

Description

The property extends as a whole to approximately 9.99 acres of level or gently sloping pastureland, overgrown scrubland and woodland. Part of the property includes a small concrete area/yard which may be suitable for development subject to obtaining necessary planning permission. Some of the land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

The land offers biodiversity and potential access to public money for public goods schemes. Some of the boundaries benefit from livestock fencing but generally requires improvements.

The land is available as a whole or in two lots:

Lot 1 – Approximately 4.75 acres (Outlined Red)

Lot 2 – Approximately 5.24 acres (Outlined Blue)

Access

Convenient access to the land is available from two field gates marked 'A' on the attached site plan. The property benefits from road frontage along its eastern boundary.

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

There are no mains services available.

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

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 21-year Development Clawback. The permitted use will be Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 50% 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 B & C. The buyer and their successors in Title will be responsible to repair and forever maintain and renew the boundary between points B & C.

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 as a Whole – £160,000

Lot 1 (Outlined Red) – 4.75 acres - £75,000

Lot 2 (Outlined Blue) – 5.24 acres - £85,000

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 Private Treaty.

Please contact Elliott Rees for further information 01446 776395 / Elliottrees@hrt.uk.com

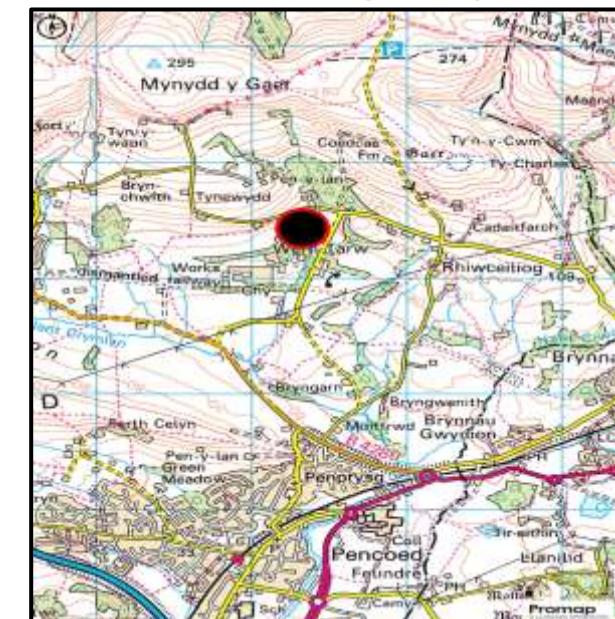
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

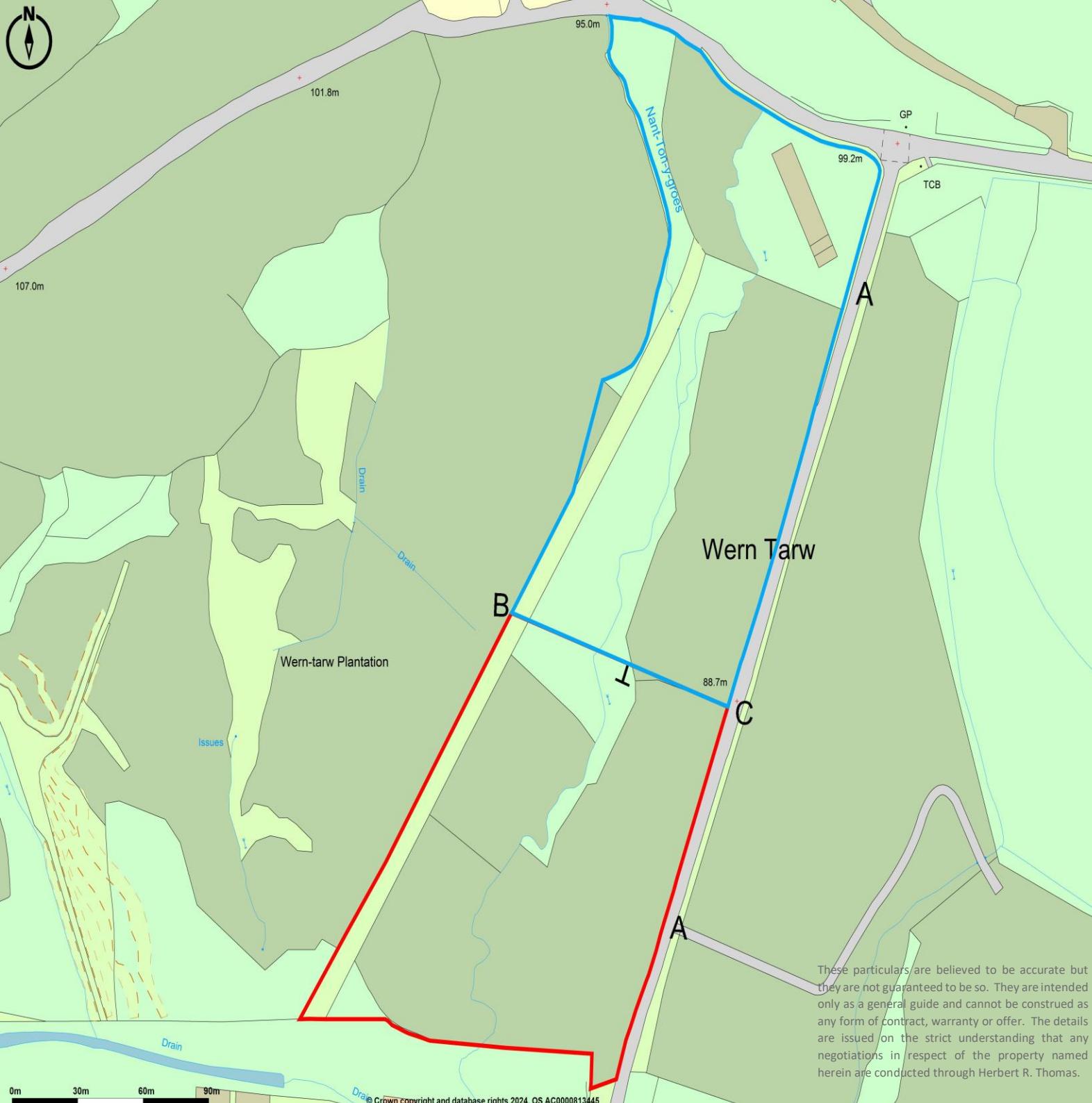
Directions

Postcode: CF35 6NF

From Cowbridge Town Centre, head west on Highstreet/A4222 for 0.5 miles and merge onto Cowbridge By-Pass/A48. Continue for 5.5 miles, then turn right at the roundabout onto A473. At the 5th roundabout, take the first exit onto B4280. Continue for 1.2 miles and turn right onto Wern Fawr Road. Continue past Rockwool and the land will be situated on the left-hand side.

What3Words: former.interlude.grumbling





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

hrt.uk.com

hrt
herbert r thomas

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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.