



Approximately  
14.32 acres of Land  
Part of  
Caeffynon Farm

Old Llanharry Road,  
Llanharan, Pontyclun, CF72  
9LW



Approximately 14.32 Acres  
of Pasture Land

By Informal Tender

Guide Price:  
£85,000 to £110,000

- Approximately 14.32 Acres of Pasture Land
- Unique opportunity
- Outskirts of Llanharry Village
- Rural Location
- South Facing
- Informal Tender by 19th November 2021



## Situation

The land is situated on Old Llanharry Road, North of Llanharry. A short travelling distance from Pencoed, providing convenient amenities as well as good transport links to junction 35 of the M4 Motorway.

Please see the attached location plan.

## Description

The property extends to approximately 14.32 acres of undulating pasture land, as edged red on the plan. The majority of the land comprises pastureland suitable for mowing and grazing purposes. The property includes a large area of woodland comprising of approximately 4.61 acres.

The property is situated on the edge of Llanharry, within close proximity of a number of residential dwellings.

## Access

Access to the land is taken off Old Llanharry Road, marked "A" on the 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

The Land does not benefit from any services. However, we believe that there is a mains water pipe in Llanharry Road.

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

## Development Clawback

The land is sold without any Development Clawback provisions.

## 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.

## 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 a public right of way.

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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.

## Method of Sale

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

Tenders are to close: Friday 19th November 2021 at 12 noon

Please contact Emily Flint or Philip Thomas for a Tender Form.

01446 776393 / [emilyflint@hrt.uk.com](mailto:emilyflint@hrt.uk.com)

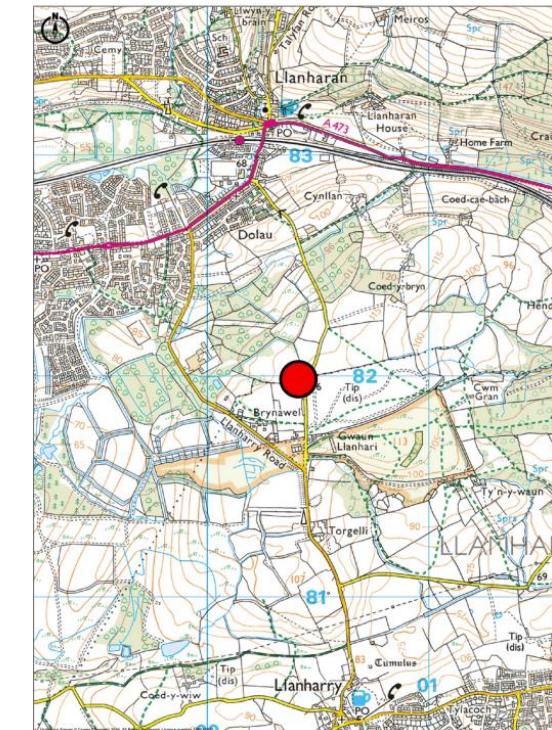
01446 776370 / [philipthomas@hrt.uk.com](mailto:philipthomas@hrt.uk.com)

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: CF72 9LW

From Pencoed, head east on Felindre Road. At the roundabout take the 1<sup>st</sup> exit onto A473. Travel approximately 2.5 miles, continuing over three roundabouts. As you leave the third roundabout, turn right in approximately 0.4 miles. The land is located approximately 1 mile on the right-hand side. Look out for the Herbert R Thomas sale board.



## 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: Philip Thomas

Tel: 01446 776370

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

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

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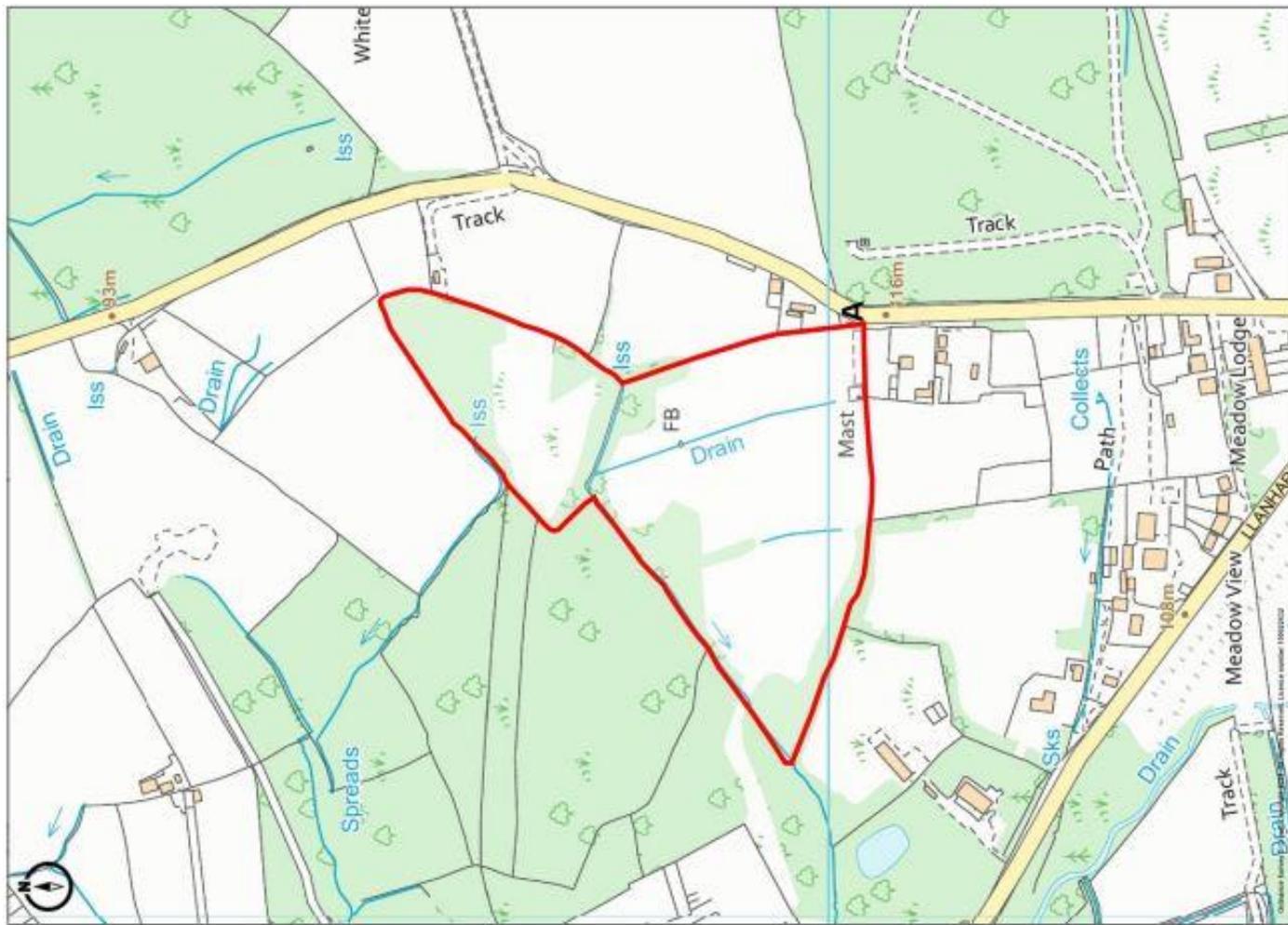
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



Site Plan  
Land Part of Caerfynnon Farm, Llanharan



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Plotted Scale - 1:5000. Paper Size - A4

The logo for hrt (Home Retail Technology) is located in the bottom right corner. It consists of the lowercase letters "hrt" in a bold, white, sans-serif font, with the word "Technology" in a smaller, white, sans-serif font to the right of the "t".

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