



hrt

herbert r thomas

Approximately 6.97
acres of land

Mountain Ash
RCT
CF45 3UX

hrt.uk.com

Approximately 6.97 acres
of Agricultural Land

By Private Treaty

Guide Price:
£35,000

- Approximately 6.97 acres of Land
- Rural Location
- Unique Opportunity



Situation

The land is located in Mountain Ash, a small village in Rhondda Cynon Taff. Mountain Ash is situated approximately 2 miles northwest of A470 and approximately 15 miles north of the M4 Junction 32.

The land enjoys a semi-rural position on the hillside above Mountain Ash, while remaining accessible to local services and transport links. Llanwonno Road provides straightforward access toward the town centre, nearby residential areas, and the popular outdoor and leisure spaces of the Rhondda Cynon Taf uplands.

The land is situated to the south side of Llanwonno Road.

Please see the attached location plan.

Description

The land extends to approximately 6.97 acres of scrub land situated off Llanwonno Road, Mountain Ash, offering an opportunity for purchasers seeking a sizeable parcel of natural, undeveloped ground in a convenient South Wales Valleys location. The land comprises predominantly mixed scrub, regenerating vegetation and rough grazing

The land may appeal to buyers interested in amenity use, conservation, biodiversity enhancement, woodland creation, or informal recreational purposes, subject to any necessary consents.

Access

Access to the land is from Llanwonno Road.

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 no mains services are connected to the land.

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

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.

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.

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 – £35,000

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.

Contact

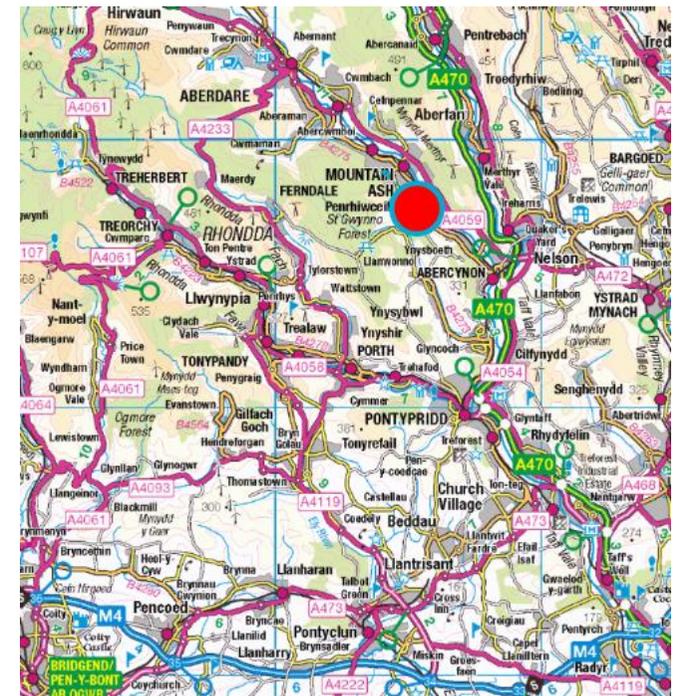
Please contact Eifion Morgan
01446 776379 EifionMorgan@hrt.uk.com

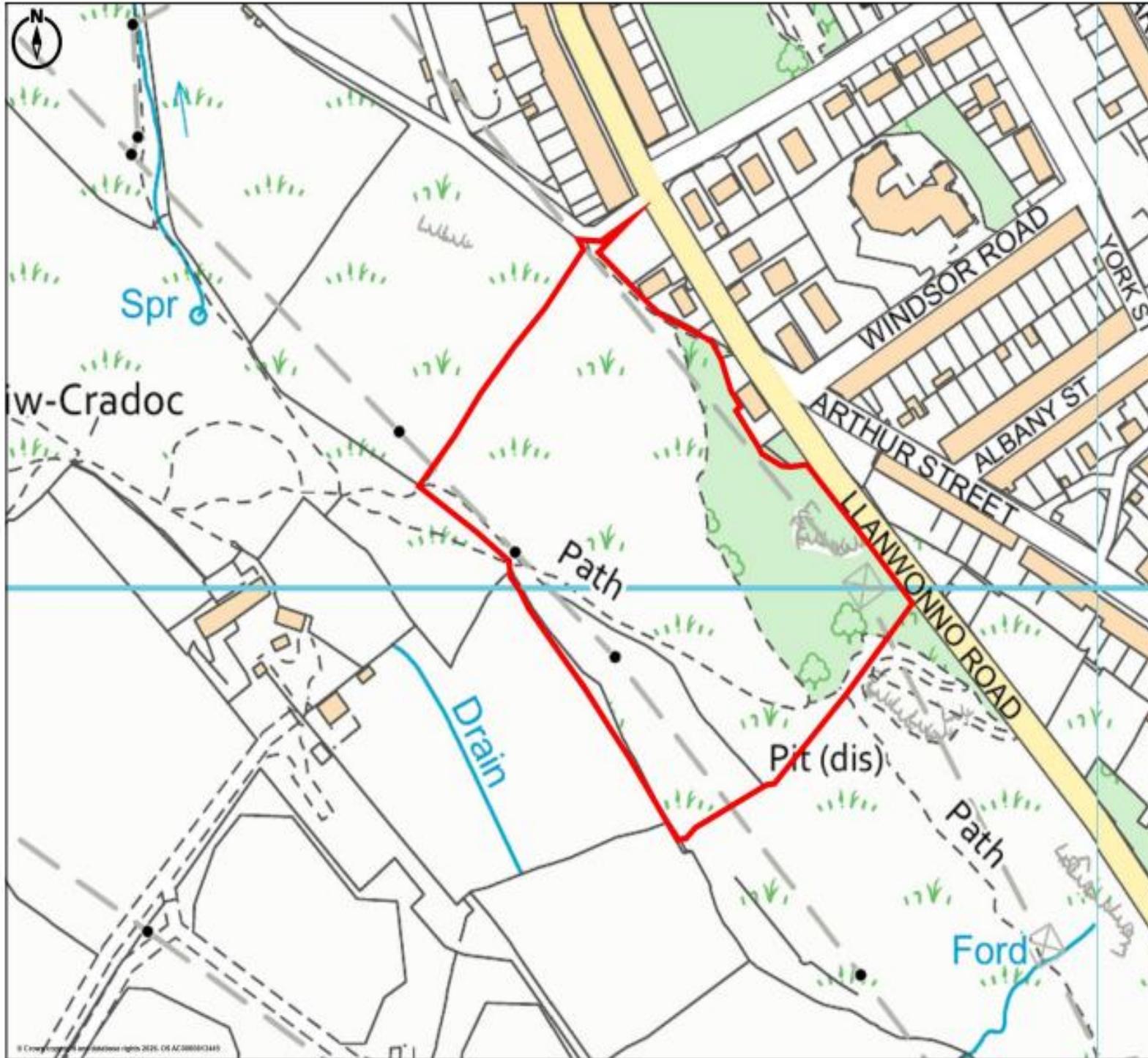
Directions

Postcode: CF45 3UX

What3Words: campus.faded.canal.

From A470 take the road towards Abercynon A4059 for approx. 1 mile.





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: Eifion Morgan
Tel: 01446 776379
E-mail: EifionMorgan@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

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.