



hrt

herbert r thomas

Approximately 4.10
acres of Woodland

To the north of
Pontneathvaughan Road
Glynneath
Neath
SA11 5NF

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Guide Price: £20,000



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- Rural Location

Situation

The woodland is located to the rear of numbers 53-57 Pontneathvaughan Road approximately 1 mile to the north of the town of Glynneath in the Neath Valley with road frontage of approximately 30 metres to the A4109 Glynneath to Banwen Road. A short travelling distance from local amenities, just off the A465 Neath - Abergavenny trunk road, convenient for Junction 43 of the M4 motorway, the Brecon Beacons National Park and the Falls at Pontneathvaughan. Please see the attached location plan.

Description

The woodland comprises 4.10 acres or thereabouts of woodland on a north west - south east aspect, the boundaries are not fenced. It is considered that the woodland would be suitable for leisure/amenity purposes. There is evidence of possible knotweed growth on part of the land.

Access

Access to the woodland is taken from A4109 Glynneath to Banwen 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

The land does not benefit from any mains services.

Tree Preservation Orders

We are aware that the property does not include tree preservation orders. We would recommend potential purchasers should verify this with their solicitors.

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 responsibility for boundary maintenance are not known. The boundaries are not currently fenced.

Basic Payment Scheme

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

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them, the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

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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.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Method of Sale

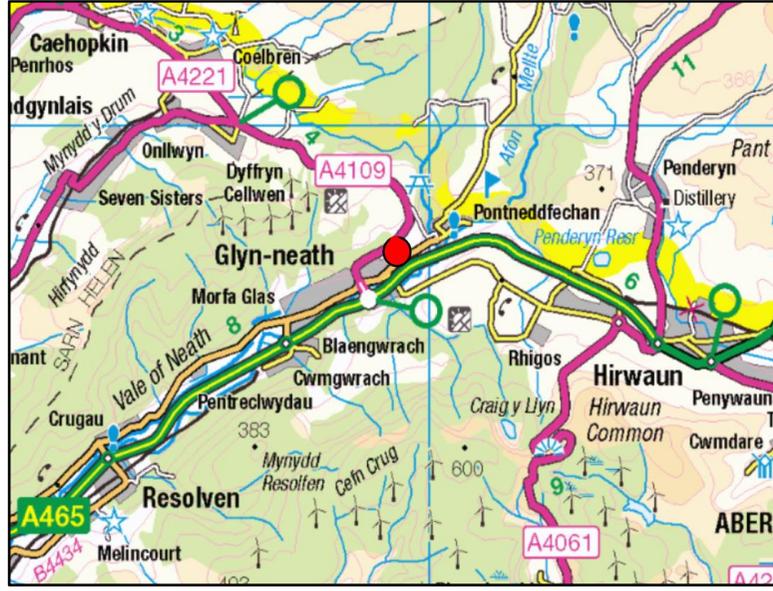
The property is offered for sale by Private Treaty.

Directions

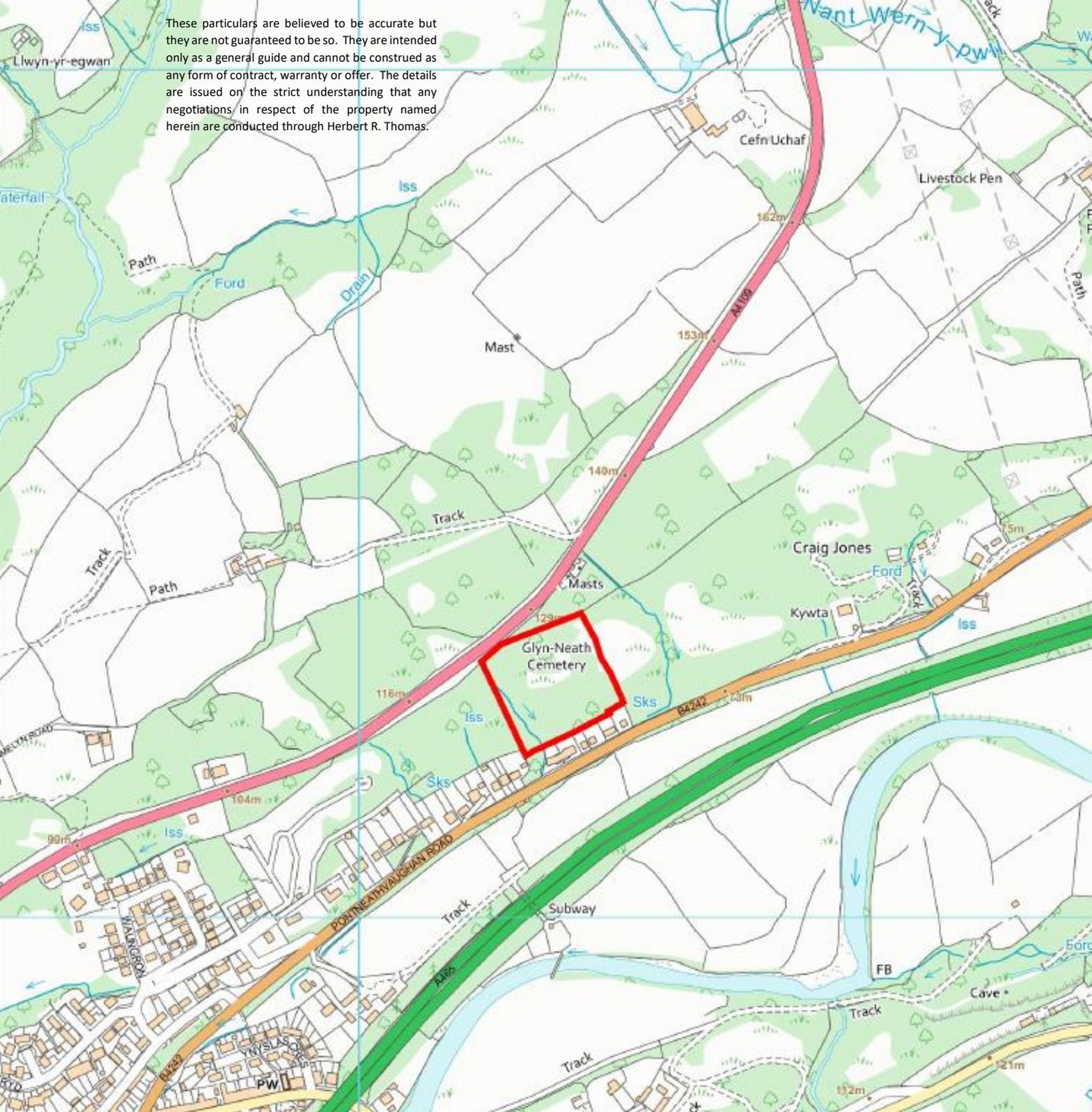
Postcode: SA11 5NF

What3words: advice.commenced.amphibian

From the traffic lights in Glynneath proceed up the hill along the A4109 and the land is located on the right-hand side with the frontage being approximately 100 metres to the south west of the telecommunications mast.



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.



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: **Howell Edwards**

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E-mail: **neath@hrt.uk.com**

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