



CHARTERED SURVEYORS
LAND & ESTATE AGENTS

TUDOR HOUSE COYCHURCH,
BRIDGEND, CF35 5NS

WWW.FARMTRACK.CO.UK
01656 650244

**LAND AT TIR HUGH, NANT-Y-
GWYDDEL, LLWYDCOED,
ABERDARE CF44 0LP**

///: testy.lovely.auctioned

FOR SALE BY PRIVATE TREATY



**24.6 ha (60.85 acres) Block of pasture land with some woodland
Offers in the region of £350,000.00**

The land benefits from a secluded position with views over the Cynon Valley and Hirwaun

LAND: Extending to approx. 24.6 Ha (60.80 acres) within Rhondda Cynon Taf. predominantly south facing aspect gently sloping permanent pasture, marshy grassland habitat and streamside native broadleaved woodlands. Natural water supply according to season. The land is divided into suitable parcels with traditional boundary features.

LOCATION the is conveniently some 350 metres north of the Tir-Ifor Junction of the B4276 Llwydcoed. It is 2 miles east of Hirwaun and 5 miles west of Merthyr Tydfil.

ROADWAYS AND EASEMENTS The land is crossed by National Grid power lines. There is a stone track way over part of the land which is a right of way to Tir Hugh Barn.

OVERAGE The land is subject to 20% overage for a 10-year period – Residential developments only.

ACCESS A stone track leads off a Council-maintained Highway to the south (near Tre-Ifor) and a private stone track to the north.

BPS No entitlements.

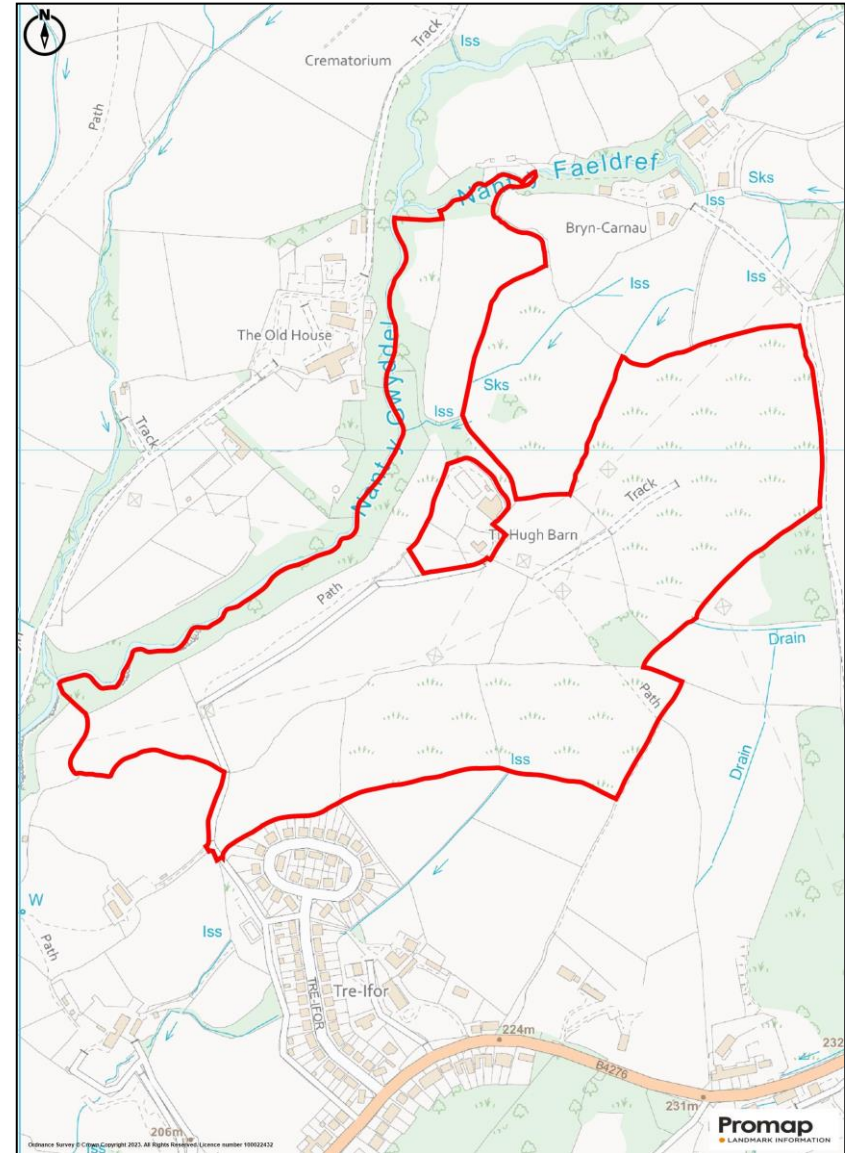
TENURE Freehold, with vacant possession on completion. Ownership is split, to be sold as one.

LPA Rhondda Cynon Taf County Borough Council

VIEWING By appointment with the agent. Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

CONTACT Jeremy Liley, Farmtrack Chartered Surveyors Tel: 01656 650244
E-mail: admin@farmtrack.wales
Tudor House, Coychurch, Bridgend CF35 5NS

SOLICITORS TBC



IMPORTANT NOTICE

1) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order as they have not been tested by us. Prospective purchasers should satisfy themselves on such matters prior to purchasing.
2) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT necessarily precise.
3) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact.
The plans used in these particulars are based on the Ordnance Survey but are for reference only. They are believed to be correct, but the purchaser shall be deemed to have satisfied himself/herself as to the description of the property and any error, omission or mis-statement as to the areas or otherwise shall not annul the sale or entitle the party to compensation in respect thereof.
The sale will be subject to Conditions of Sale, which can be obtained from the vendors' solicitor.
The property, (or parts of the property if subdivided for sale) is 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 or proposed wayleaves for masts, stays, cables, drains, gas or other pipes whether referred to in the stipulations, particulars or conditions of sale or not, and to the provisions of any Planning Schemes of the County or Local Authority