

FARMTRACK

CHARTERED SURVEYORS
LAND & ESTATE AGENTS

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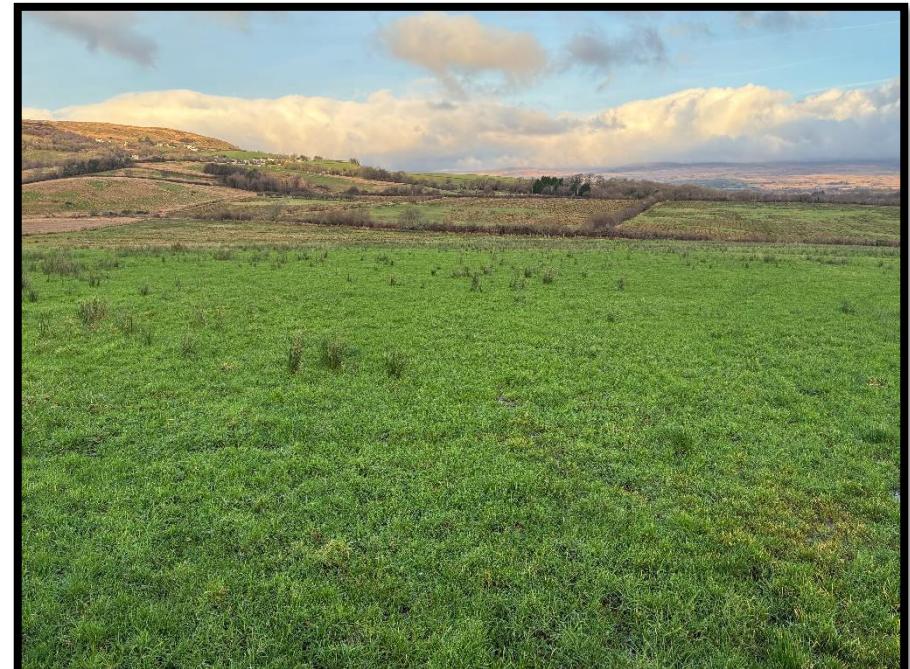
Pasture off Rhiwfawr Road

Rhiwfawr

What 3 Words //headline.bulletins.unloads

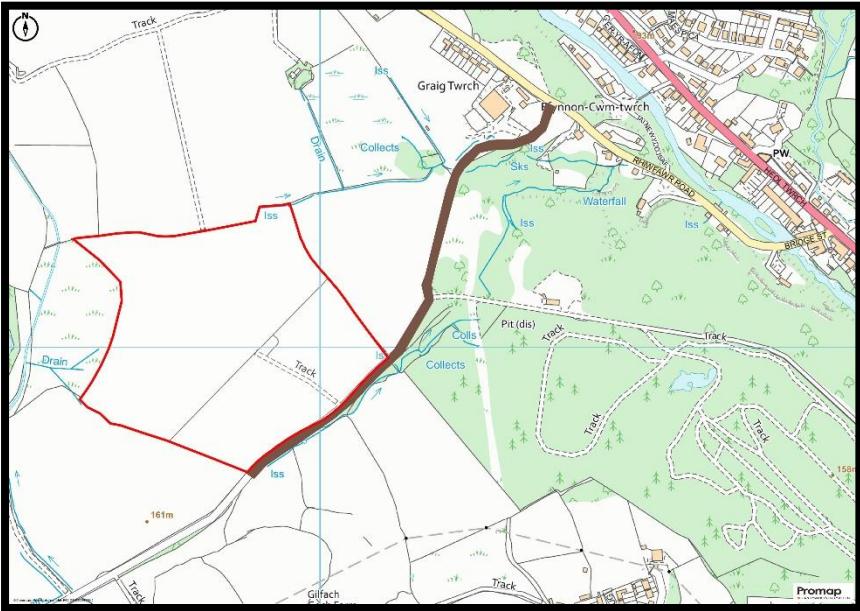
Postcode: SA9 2QX

On the instructions of Miss M J Thomas



**Freehold Land – Block of Pasture approx. 12.646 Hectares (31.249 acres).
Near, Rhiwfawr, within Neath Port Talbot.**

Offers in the region of £125,000 (One Hundred and Twenty Five Thousand Pounds)



SITUATION & DESCRIPTION

- OS Map SN75846 10008. Situated North of the villages of Ystalyfera and west of Lower Cwm Twrch, a block of Permanent Pasture with vehicular access off Rhiwfawr road.
- Of interest to Developers/ Industry for environmental off set or tree planting.
- Pasture extending to approx. 31.249 acres with slither of native woodland at eastern edge.
- Land is gently sloping with internal track to part, fields spilt by net wire fence.
- Mains water connection and Natural water according to season.
- Access off private track from Highway.

PLANNING: There are no planning permissions on the land. Neath County Borough Council is the Local Authority.

OVERAGE: None.

VIEWING: By appointment. There is no stock on the land.

RIGHTS OF WAY: There are public rights of way effecting the land.

RIGHTS, POWERS AND EASMENTS: The property (or parts of the property if subdivided for sale) is sold subject to and with the benefits 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 wayleave form masts, stays, cables, drains, gas or their pipes where referred to in the stipulations, particulars or conditions of sale or not, and the provisions of any planning schemes .

LOCALITY & DIRECTIONS: The land is northwest of Ystalyfera. At the roundabout of the A4067 at Ystradgynlais, take a Northly direction onto the A4068 to Lower Cwm Twrch. Then take a left (sign posted Brynamman/Rhiwfawr) after the Garden centre onto Bridge Street, continue up the hill and take a left before farm entrance onto a private concrete track. The land is on your right. There is a Farmtrack sign on the gate.

AGENT: Mr Jeremy Liley, Farmtrack Chartered Surveyors, Tudor House, Coychurch, Bridgend. CF35 5NS Tel: 01656 650244 admin@farmtrack.wales

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.
- 4) The plans used in these particulars are based on the Ordnance Survey but 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.