

**FARMTRACK**

CHARTERED SURVEYORS  
LAND & ESTATE AGENTS

TUDOR HOUSE COYCHURCH,  
BRIDGEND, CF35 5NS

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On the instructions of E R Hopkins

**Sale by Private Treaty**

# Land at Rhigos

**What 3 Words** ///belts.reader.fidelity  
**Postcode: CF44 9UD**



**Approx. 4.009 Hectares (9.907 acres)**

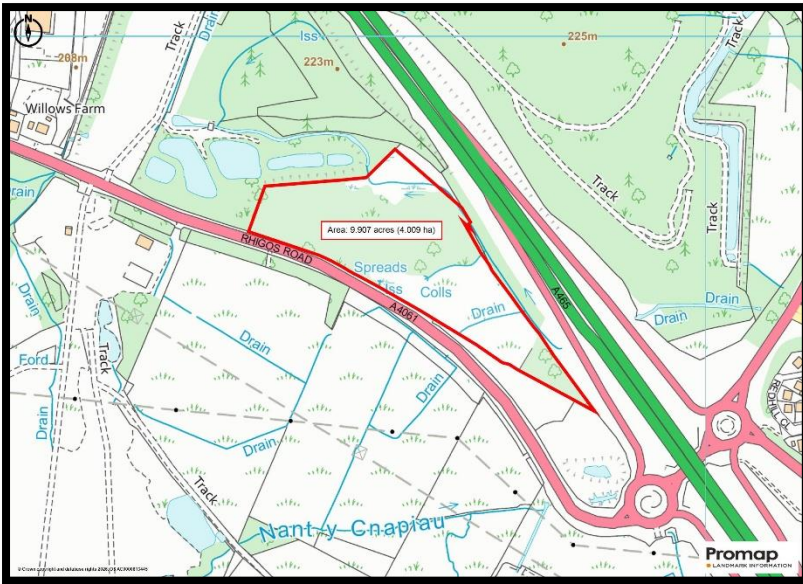
**Freehold Land at Rhigos Road (A4061), Hirwaun, RCT**

**Offers in the region of £25,000 (Twenty Five Thousand Pounds)**

**Of interest for Environmental offset or Habitat management within the Agriculture Sector.**

## SITUATION & DESCRIPTION

- OS SN946057 (N:294649; E:205731) Situated to the south off the A465 Heads of the Valley roundabout at Hirwaun/ Penderyn Junction.
- Single block of land with boundary hedgerows within that are overgrown, the former pastureland has not been in farmed for some years and now reverting to scrub.
- Water is according to seasons, with several and ditches channels recently opened up.
- Road frontage along a section of A4061, gate access to be established.
- The land has been classified as Site of Important Conservation (SINC) as part of the Local Development Plan of RCT.



**PLANNING:** There are no planning permissions on the land. Rhondda Cynon Taf County Borough Council is the Local Authority.

**OVERAGE:** None

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

**RIGHTS OF WAY:** None

**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:** A465 exit off Hirwaun/ Penderyn junction, take the roundabout and head south onto the A4061 towards Hirwaun Industrial Estate and Rhigos. After 500m, the land is on your right. There is a Farmtrack sign on the Fence.

**AGENT:** Mr Jeremy Liley, Farmtrack Chartered Surveyors, Tudor House, Coychurch, Bridgend. CF35 5NS Tel: 01656 650244 [admin@farmtrack.wales](mailto: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 Ordinance 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 part to compensation in respect thereof.