



CHARTERED SURVEYORS
LAND & ESTATE AGENTS

TUDOR HOUSE COYCHURCH,
BRIDGEND, CF35 5NS

WWW.FARMTRACK.CO.UK
01656 650244

**Pasture land off Ystradfellte
road opposite Bryn Bwch
Farm, Ystradfellte**

**What 3 Words [///craftsman.inflamed.shredding](https://www.what3words.com/)
Nearest postcode: SA11 5UT**

On the instructions of Mr C Davies



**Freehold land approx. 2.536 ha (6.266 acres),
Offers in the region of £35,000**
Part of the land is classified as Site of Special Scientific Interest (SSSI).

SITUATION & DESCRIPTION

Situated to the south of Ystradfellte in Bannau Brycheiniog National Park (Brecon Beacons). Easily accessible via the A465 junction (Glynneath) which is 5 miles to the west and the dual carriage links to Neath and wider M4 corridor. Penderyn village is approx. 3 miles and Hirwaun 6 miles East of Ystradfellte. OS Grid Reference: SN 91781 11578

The Field is permanent pasture with scattered trees and water courses with areas of wet flushes.

Of interest to farmers (SFS habitat land), lifestyle buyers and for equestrian purposes.

There are water courses on the land which run according to season.

Part of this land is located within the Gweunydd Dyffryn Nedd SSSI (details available on request).

Access from highway is via a gate over third party pasture land.

PLANNING: There is no planning permission on the land. The Bannau Brycheiniog National Authority is the planning authority for the area.

OVERAGE: There is no overage on the land.

TENURE: Freehold with Vacant Possession on Completion.

ENVIRONMENTAL AGREEMENT: There are no Environmental agreements in place.

RIGHTS OF WAY: There are no public rights of way affecting the land.

RIGHTS, POWERS AND EASEMENTS: There are Openreach (BT) poles along the road with two stays on the land.

DIRECTIONS: Exit A465 (Glynneath) right onto Pontneddfechan road, B4242 at Pontneddfechan follow road, bare right, stay on single width lane past the Glynneath Golf course, after approx. 3 miles the property is on your right.

VIEWING: By appointment with Agent (There is stock on the land)

AGENT: Mr Peter Morris, 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 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.

