

# JOHN E JEREMY

Chartered Surveyors – Tel 01656 650244

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On the instruction of Zonewhirl Ltd.



**Land at Gilfach yr Haidd Farm, Ystalyfera, Swansea**  
**Amounting to 14.65 hectares (36.20 acres)**  
**ASKING PRICE (offers in the region of) £130,000**

**DESCRIPTION:** A parcel of land amounting to 14.65 hectares (36.20 acres), of which 12.95 hectares (32 acres) are currently eligible for BPS (Basic Payment Scheme). The land comprises of sloping permanent pasture and a steep, wooded bank. There are boundary stock fences and water according to season.

**LOCATION** 1.2 miles from Ystalyfera

**ROADWAYS AND EASEMENTS** The land is crossed by a public footpath.

**OVERAGE** The land is subject to 30% overage for a 25-year period, excluding uses for agriculture, horticulture and equestrian.

**ACCESS** Access is via route marked in orange on plan below. A private, stoned single track road leads off a council-maintained highway.

**BPS** BPS entitlements are excluded from the sale.

**TENURE** Freehold, with vacant possession given 1<sup>st</sup> June 2020 (currently let under FBT).

**LPA** Neath Port Talbot County Borough Council

**DIRECTIONS** Exit the M4 at junction 45 and take the A4067 exit towards Pontardawe/Swansea. At the roundabout, take the 5th exit onto Ffordd Cwm Tawe/A4067. At the next roundabout, take the 1st exit and stay A4067. Continue on the A4067 through the next three roundabouts. At the next roundabout, take the 1<sup>st</sup> exit onto the A4068. Go through one roundabout. At the next roundabout take the first exit onto Bridge Street and continue onto Rhiwfawr Road. Turn left and the destination will be on your right.

**VIEWING** By appointment with the agent.  
**CONTACT** Peter Morris, John Jeremy Chartered Surveyors  
**Tel:** 01656 650244 **E-mail:** rural@farmtrack.co.uk  
Tudor House, Coychurch, Bridgend CF35 5NS

**SOLICITORS** Sara E Llewellyn Jones, T Llewellyn Jones Solicitors, Guildhall Chambers,  
2 Church Place, Neath SA11 3LL

**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

