

# JOHN E JEREMY

Chartered Surveyors – Tel 01656 650244

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On the instruction of DA Walters & PG Walters



**Land off Rhigos Road, Hirwaun**  
**Amounting to 75.44 acres (30.53 ha)**  
**ASKING PRICE (offers in the region of) £315,000**

**DESCRIPTION** Comprising 12 parcels of agricultural land amounting to 75.44 acres, of which 68.43 acres are currently eligible for BPS payments (Basic Payment Scheme).

The land comprises: gently sloping restored opencast currently in permanent pasture, three small mixed-woodland plantations, two ponds and numerous water courses. Each field parcel has stock-proof fencing in good condition and a piped water supply and stone drinking troughs; there are natural water sources, according to season, within some parcels. A central road system with part-tarmac and part-stoned surface allows access to all parcels of land.

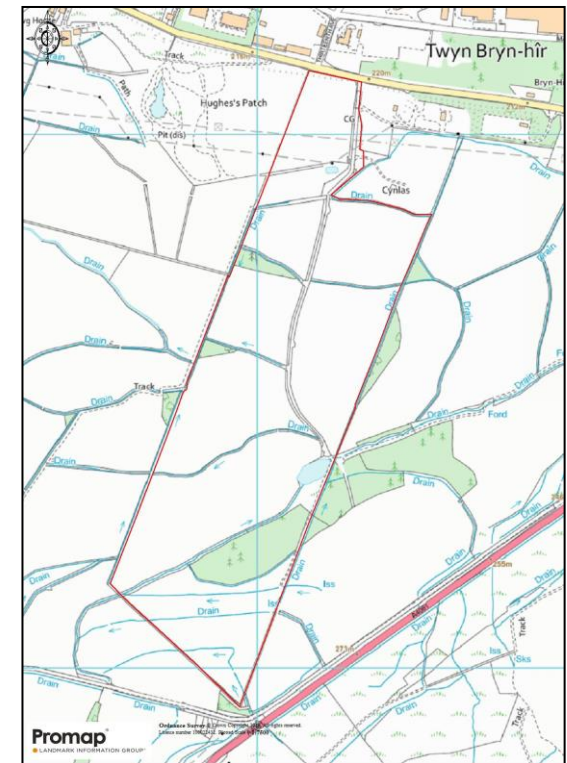
The land will be available in lots, according to prospective purchaser requirements and subject to suitable provision for access and services.

**WOODLAND** The three small mixed conifer and native woodland plantations are 3.5 acres, 0.7 acres and 0.3 acres

**LOCATION** Lying 1.3 miles from the A465, 1.9 miles from Hirwaun and 8.5 miles from Merthyr Tydfil, it is conveniently located for several centres of employment, as well as the Brecon Beacons National Park. The site lies to the south of Rhigos Road, at the south-western edge of Hirwaun, with the A4061 trunk road to the east

**EXISTING BUILDINGS** Two small buildings exist on site- a 5m x 8m concrete block building with zinc roof and a 3m x 8m concrete block with zinc roof former weighbridge.

**ROADWAYS AND EASEMENTS** The land is crossed by two WPD power lines and wayleaves are in place. The road through the property has 230m tarmac surface, followed by 720m of stone trackway. A single 500kW turbine was granted planning consent in 2010; development is now subject to LPA consent.





**OVERAGE** The land and buildings are subject to 30% overage for a 25-year period, excluding agriculture and existing consented developments

**ACCESS** A private tarmaced drive leads off the council-maintained Rhigos Road, 1.3 miles from the A465

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

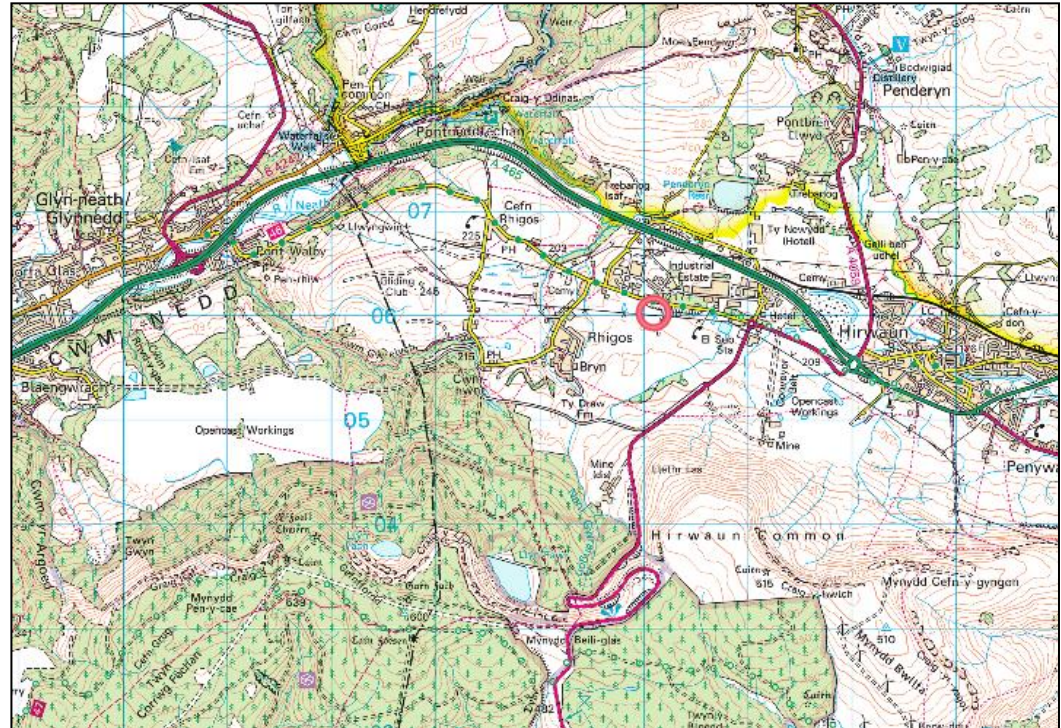
**TENURE** Freehold, with vacant possession on completion

**LPA** Rhondda Cynon Taf County Borough Council

**LOCALITY** Merthyr Tydfil 8.5 miles  
M4 (J43) 18.4 miles  
Cardiff City Centre 31.5 miles

**VIEWING** By appointment with the agent

**CONTACT** Jeremy Liley, John Jeremy Chartered Surveyors  
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Tudor House, Coychurch, Bridgend CF35 5NS



**DIRECTIONS** From J43 of the M4 at Llandarcy take the A465 to Neath / Merthyr Tydfil; at Hirwaun, follow Rhigos Road for 1.2 miles and the entrance to the land can be found on the left, prior to Hirwaun Industrial Estate (postcode CF44 9UL)

**SOLICITORS** FAO Mr Stefano Rabaiotti Tel No: 01685 885500 Marchant Harries & Co, Bute Chambers, 17-19 Cardiff Street, Aberdare CF44 7D

**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