

JOHN E JEREMY

Chartered Surveyors – Tel 01656 650244

On the instruction of DA Walters & PG Walters



Land off Rhigos Road, Hirwaun
Amounting to 85.26 acres (34.50 ha) with planning permission for 2 dwellings
ASKING PRICE (offers in the region of) £600,000

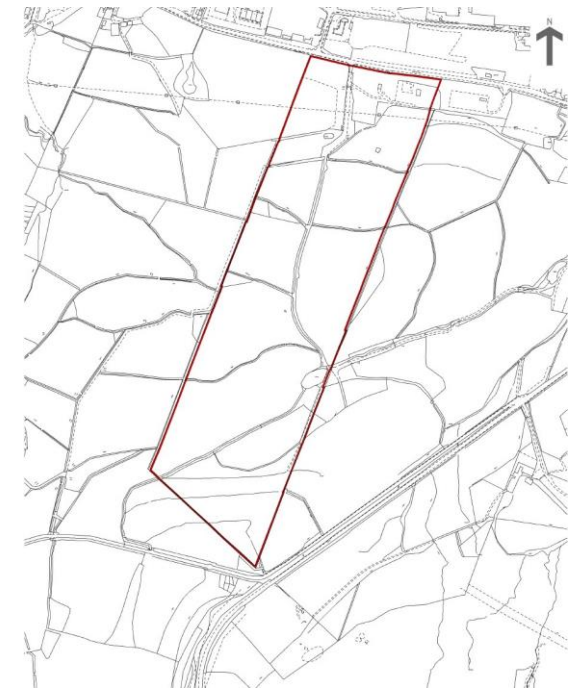
DESCRIPTION Comprising 12 parcels of agricultural land amounting to 85.26 acres, of which 75 acres are currently eligible for BPS payments (Basic Payment Scheme). The planning consent for two homes sits within a 2.64 acre plot.

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 and building plots 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.



PLANNING PERMISSION Planning Permission for this site was granted in May 2012 for the construction of a 3-bed and a 4-bed dwelling; the dwellings are single-storey with bedroom accommodation located in the roof space. Initial construction has commenced. The planning application reference for the site is 12/0075.

A single 500kW turbine was granted planning consent in 2010; development is now subject to LPA consent. Further information available upon request.

EXISTING BUILDINGS Several small buildings exist on site including a 10m x 15m corrugated zinc sheet hangar-type building, a 7m x 10m rendered concrete block building with zinc sheet roof and zinc sheet doors, a 5m x 8m concrete block building with zinc roof and a 3m x 8m concrete block with zinc roof former weighbridge. The former farmhouse remains, albeit in a dilapidated state.

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.



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

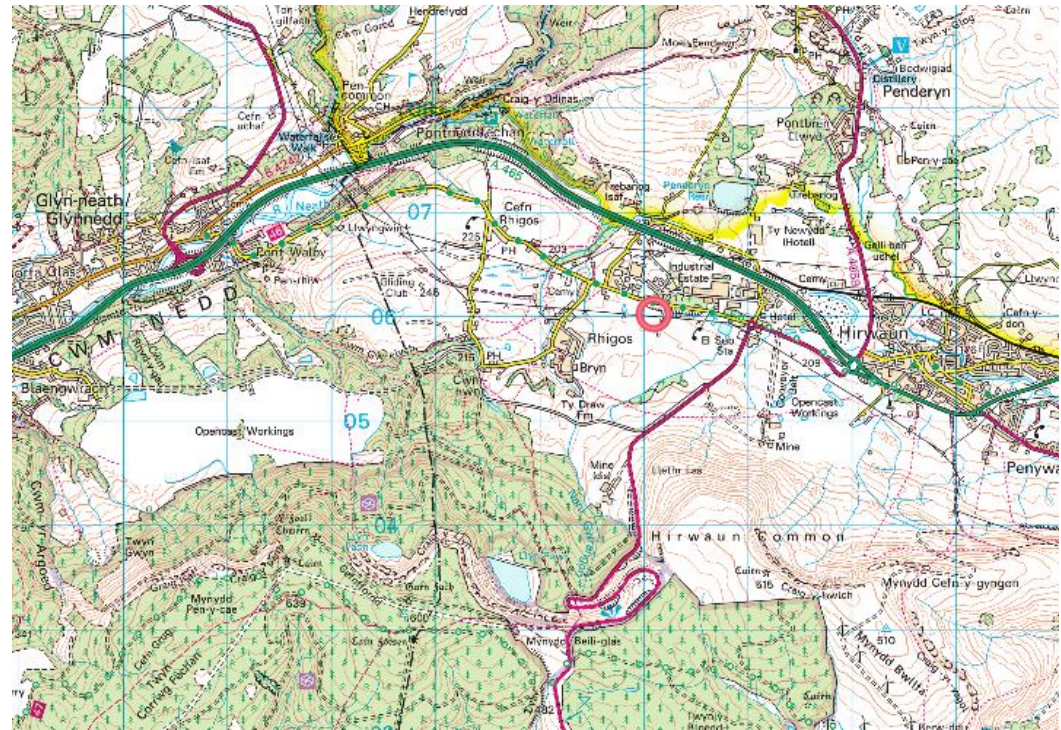
TENURE Freehold, with vacant possession on completion

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 E Jeremy Chartered Surveyors
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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