



## FOR SALE BY PRIVATE TREATY

### AGRICULTURAL LAND AT YSTRADFELLTE, ABERDARE, CF44 9JF

Approximately 10.75 acres of agricultural land suitable for the grazing of sheep, cattle and horses and benefitting from Common Grazing Rights, conveniently located within the Brecon Beacons National Park.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

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# AGRICULTURAL LAND AT YSTRADFELTE, ABERDARE, CF44 9JF

## DESCRIPTION

Historically forming part of Nant-y-Carad Farm and known as 'Y-Waun', this single parcel of pasture land extends to approximately 10.75 acres. Conveniently accessed off the Pontneathvaughan and Ystradfellte main road, the land contains a good natural water supply via a brook, which runs along the north east boundary. Suitable for sheep and cattle grazing, the land would also be suitable for recreation, diversification and environmental purposes.

We have been advised that the land has common grazing rights for 39 sheep.

A public footpath runs along the south east corner of the land.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## TENURE

Freehold with vacant possession upon completion.

## BASIC PAYMENT SCHEME

The Basic Payment Scheme Entitlements are included in the sale.

## SERVICES

Prospective purchasers should make their own enquiries with regard to the availability of services.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

## BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

## PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

## HEALTH AND SAFETY

The land is used for agricultural purposes currently. Neither the seller nor the selling Agent are responsible for the safety of those viewing the land and accordingly all individuals do so at their own risk.

## LOCAL PLANNING AUTHORITY

Brecon Beacons National Park, Plas y Ffynnon, Cambrian Way, Brecon, LD3 7HP. Tel: 01874 624437



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## MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation:-

1. Photo ID e.g. Passport or Driving Licence.
2. Residency ID e.g. current Utility Bill.

## VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing. Please ensure all gates are left as found and due care and attention is taken when viewing fields containing livestock.

## SOLE SELLING AGENT

Williams Associates Chartered Surveyors

The Old School, The Bryn, Penpergwm,

Abergavenny, Monmouthshire, NP7 9AH

Tel: 01873 840726

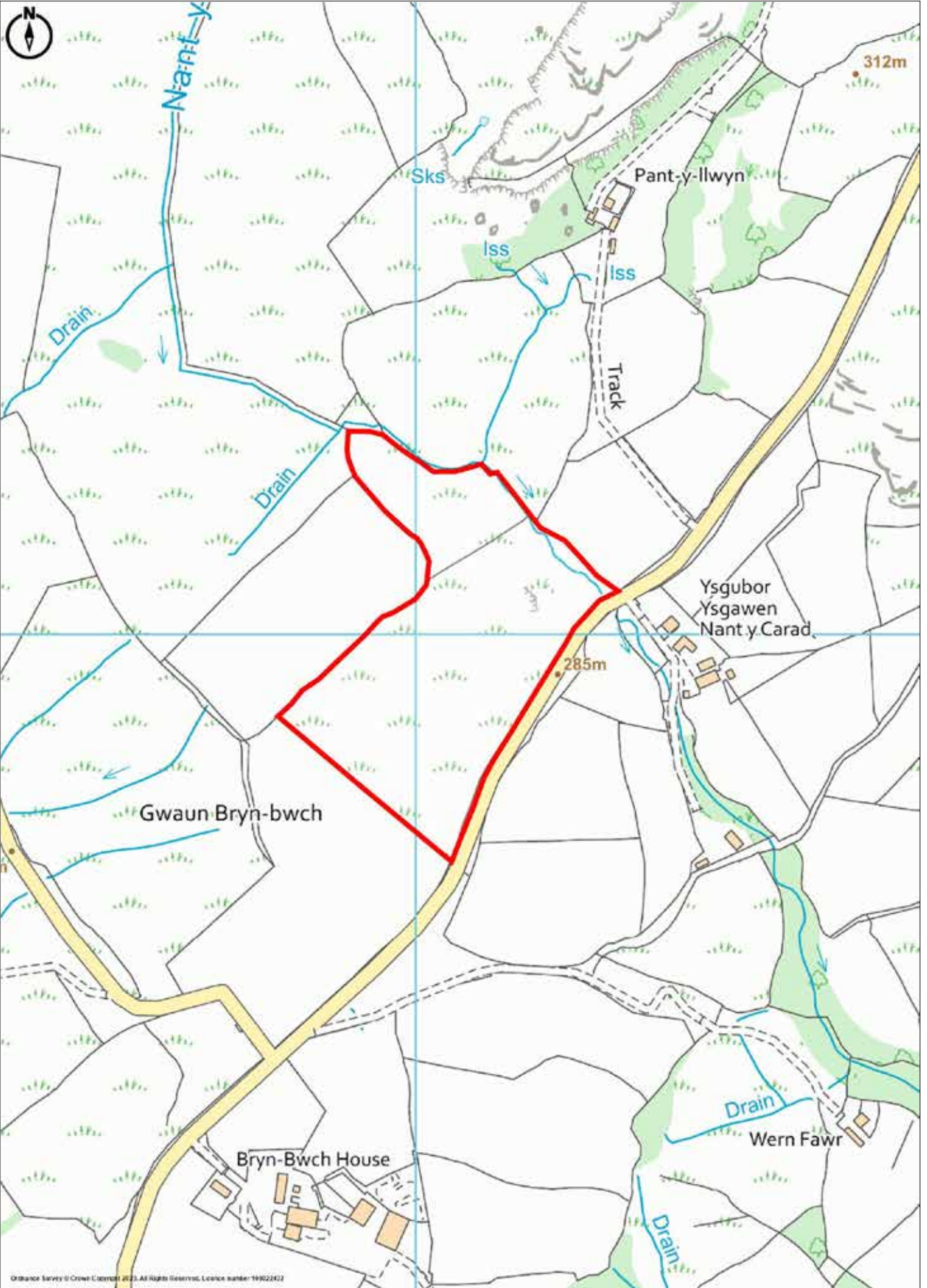
Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk)

Contact: Stephen Williams, Eifion Morgan or Sally Bigley.

## NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.





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