



Land & Building known as Cae Glas Fields Penderyn, Aberdare, Rhondda Cynon Taff

A very accessible parcel of land with the benefit of an excellent storage building and grazing pastureland, offering superb amenity, equestrian, agricultural & tourism appeal.

- Excellent situation and location close to Penderyn • Three field enclosures •
- Hard standing area • Excellent four bay fully enclosed storage building •
- Potential for glamping/caravan pitch (STP) • In all approx 19.65 acres (7.95 Ha) •



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Aberdare, Rhondda Cynon Taff, CF44 0YX

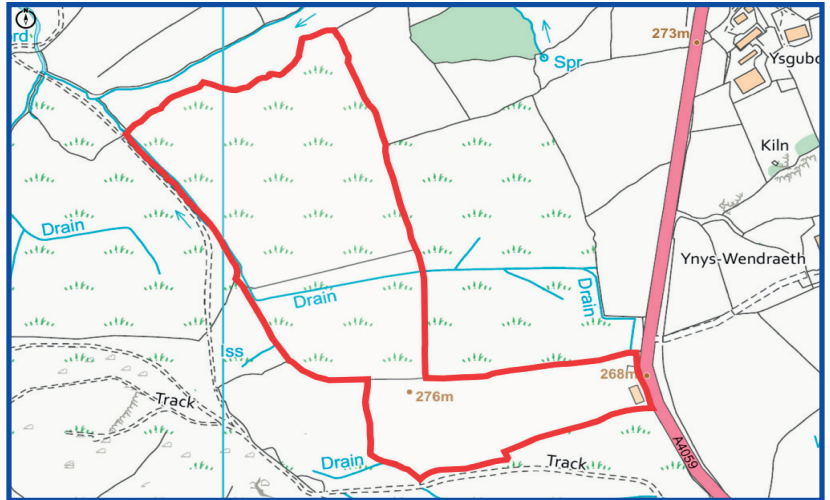
An appealing and sought after parcel of land with a steel portal framed general purpose building with hard standing area and three field enclosures set within an L-shaped stock proof fenced parcel of permanent pasture situated in a very accessible location with roadside frontage close to Penderyn.

The land and building are accessed directly from the west side of the A4059 which connects to the A465 Heads of the Valleys Road south of Penderyn and have potential for a wide range of uses (STP).

Penderyn - 0.3 miles

Aberdare - 5.8 miles

Merthyr Tydfil - 9 miles



Location & Situation

The land is well located a short distance north of Penderyn, and less than 10 minutes' drive from Aberdare. The land and building enjoy an excellent situation and private position, being very accessible to the Mid Wales arterial route of the A465.

Description

Cae Glas Fields offers an excellent land package for agricultural, equestrian and amenity type buyers. The fully enclosed steel portal framed building with concrete floor and roller shut doors is a very useful building which can be adapted for a wide range of uses.

The land and building lie a short distance north of the village of Penderyn within the Brecon Beacons National Park which adds amenity value to the site. There are three principal enclosures. Two of the three are suitable for mowing for fodder and all three are suitable for grazing of livestock. A natural water supply is located within the western boundary of the land.

The land in the easternmost enclosure is predominantly level with a gentle incline to the west. The remainder of the land gently declines to the north.

In all the land extends to approximately 7.95 hectares (19.65 acres).

Services

There are no services connected. The building has been fully wired to be connected to a generator/mains electricity. It will be the responsibility of the purchaser to make, and rely upon, their own enquiries with the relevant utilities companies in respect to services.

Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any public and private rights of way that currently exist (if any), whether they are specifically referred to in these particulars or not.

Planning

A planning application was submitted to Brecon Beacons National Park Authority (BBNPA) in 2018 for erection of 5 glamping pods, 5 caravan pitches, toilet block and temporary dwelling/office and associated works. The application was subsequently withdrawn for personal reasons, however, prior to withdrawal feedback was positive from the BBNPA. Full details can be found on the BBNPA website using ref 18/15873/FUL. Any purchaser must make and rely upon their own planning enquiries with the BBNPA.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk. All parties are advised to use caution when accessing and leaving the site.

Directions

From the village of Penderyn, proceed north on the A4059 heading out of the village for approximately 0.3 miles. The property will be on your left hand side.



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Important Notice

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