


# c.4.20 acres of Land at Argoed Edwin Farm

Llanharan, Pontyclun CF72 9NG

Offers Over £60,000

HARRIS & BIRT

Approximately 4.20 acres of agricultural land situated on the outskirts of Llanharan. The land is predominantly level with some gentle undulation and laid to long term pasture and anticipated to be of interest to equine, investors and amenity purchasers. The land is situated a short distance from the A473 bringing major centres within easy commuting distance.

Informal Tenders to be received by Monday 30th November 2026 at 12noon.

## Location
The land is located along Danygraig Road on the outskirts of Llanharan. Llanharan is a village situated within Rhondda Cynon Taff and benefits from a range of shops, both national and local, together with schooling and train station. The land is approximately 8 miles north west of Bridgend and 9 miles north of the market town of Cowbridge. The land is situated a short distance from the A473 bringing major centres within easy commuting distance.

## Description
The land extends to approximately 4.20 acres (1.7 ha). The land is generally flat with some areas gently undulating and has boundaries of stock proof fencing and mature hedgerows. The land is laid to long term pasture.

## Services
We have been advised there is no mains water connected to the land. There is a natural water supply located to the south eastern corner.

## Basic Payment & Stewardship Schemes
The land is sold without the benefit of any Basic Payment Scheme Entitlements and is not part of any Stewardship Scheme.

## Plans, Areas & Schedules
Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes only. The accuracy of such plans are not guaranteed.

## Wayleaves, Easements & Rights of Way
The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence. We have been advised that there will be a drainage easement along part of the eastern boundary in favour of the properties located along Oakmead Road.

## Tenure
The property is available to purchase on a freehold basis with full vacant possession. The parcel of land is held under Title Number WA344141.

## Price
Offers over £60,000.

## Development Clawback
The land will be subject to a development clawback of 30% for a period of 30 years.

## VAT
All prices quoted are exclusive of VAT. We are informed that the VAT will not be applicable to the sale price in this instance.

## Method of Sale
For Sale by way of Informal Tender to be received by Monday 30th November 2026 at 12 noon. Please see attached Tender Form for completion.

## Health & Safety
Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. Any parties viewing do so at their own risk.

## Anti Money Laundering
As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser of tenant to provide proof of identity along with any other supporting documentation required.

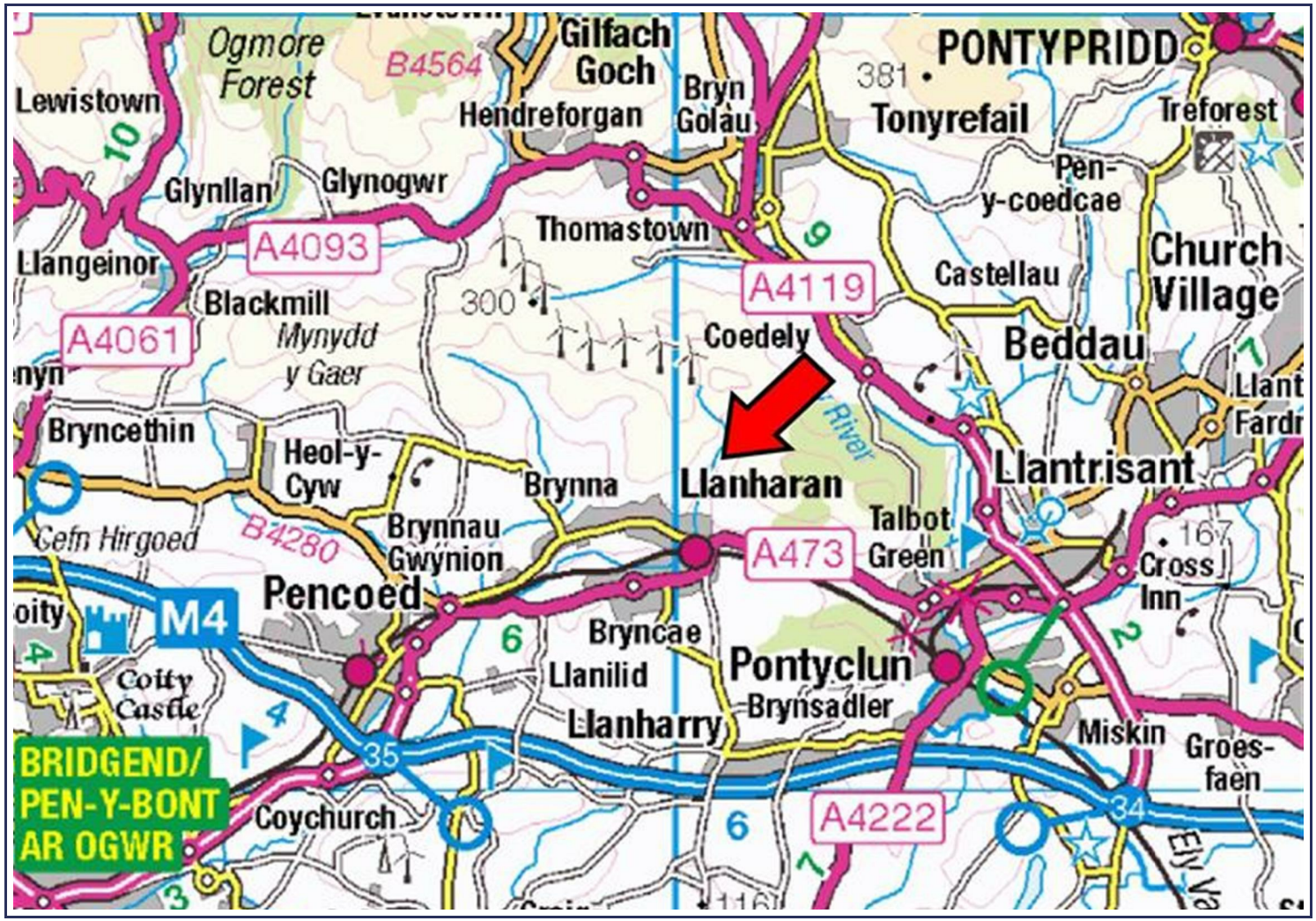
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