



Approximately 7.923 acres of Woodland

Treforest, Pontypridd, CF37 1UB

The property extends to approximately 7.923 acres of woodland, comprising a mixture of predominantly broadleaf trees. The land is sloping on an easterly facing gradient. The parcel is accessible directly from Forest Grove Road and is bounded in part by post and rail fencing.

DIRECTIONS

Travelling east along the M4, take the exit onto the A470 and continue north towards Merthyr Tydfil for approximately 6.1 miles. Take the exit towards Llantrisant/A473 and merge onto Cardiff Road. At the Glyntaff Interchange, take the first exit onto Broadway, keeping left onto River Street. At the next roundabout, take the third exit onto Forest Grove, where the property is situated directly ahead.

W3W///mount.train.fend

SITUATION

The property is located in Treforest, to the south east of Pontypridd, approximately 1.8 miles away. The A470 is situated approximately 0.6 miles from the property, providing convenient access to the M4 motorway.

BRIEF DESCRIPTION

The property extends to approximately 7.923 acres of woodland, comprising a mixture of predominantly broadleaf trees. The land is sloping on an easterly facing gradient. The parcel is accessible directly from Forest Grove Road and is bounded in part by post and rail fencing.

ACCESS

The property benefits from open access directly from Forest Grove Road.

TENURE & POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

SERVICES

We are informed that there are no services at the property.

BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

FENCING

The purchaser will be responsible for the erection and maintenance of a boundary fence along the south east boundary of the property as shown A-B on the plan attached, separating it from the adjoining land.

TREE PRESERVATION ORDERS

Part of the property is subject to a Tree Preservation Order. Prospective purchasers should make their own enquiries with the Local Authority regarding any restrictions or consents required.

WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

The land is subject to a third party right of access at all times to the electric meter situated on the property.

GUIDE PRICE

Offers in excess of £20,000

FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars. The land is situated on a gradient and viewers should take due care and attention, being mindful of the uneven nature of the land. If you have any questions, please contact Watts and Morgan Rural by telephone; 01446 774152.

HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.

INFORMAL TENDER

The freehold of the property is offered for sale by informal tender. Tenders are to be submitted in writing in a sealed envelope to Watts and Morgan at 55a High Street, Cowbridge by 12 noon on 14th July 2026. Please note the vendor is not obliged to accept the highest or any offer. Tender forms are available from the agent's office.



Bridgend

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E bridgend@wattsandmorgan.co.uk

Cowbridge

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E cowbridge@wattsandmorgan.co.uk

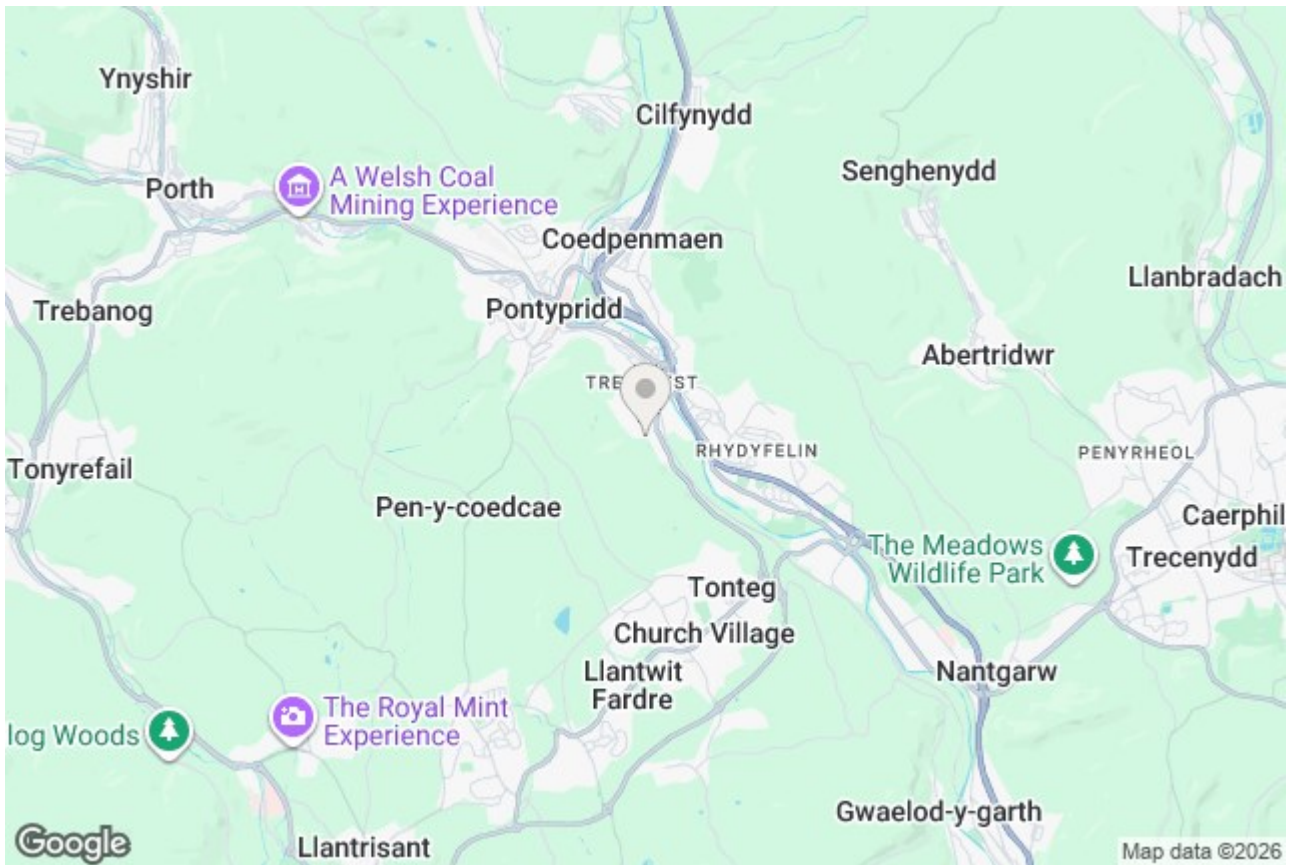
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