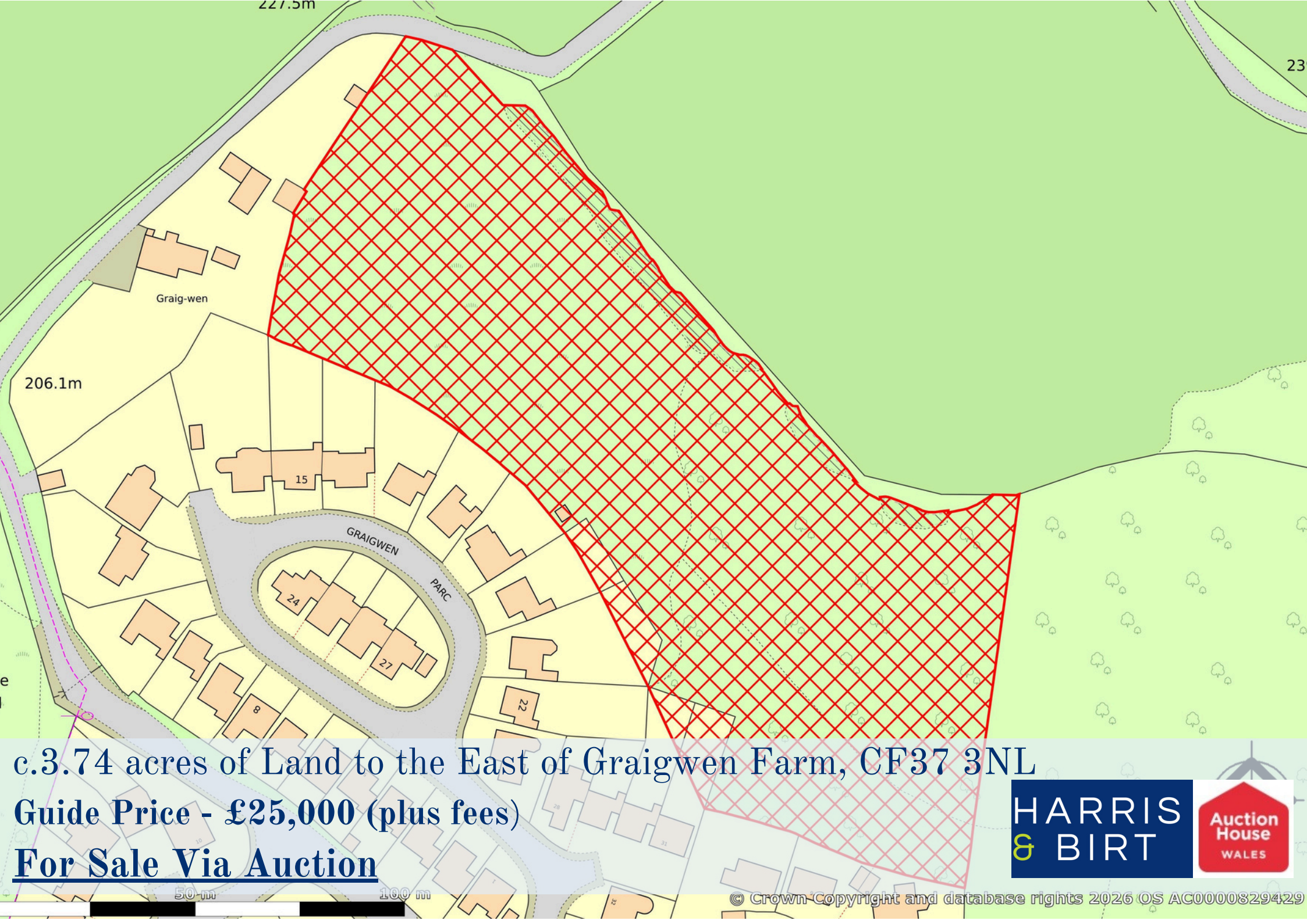


# c.3.74 acres of Land to the East of Graigwen Farm, CF37 3NL

**Guide Price - £25,000 (plus fees)**

**For Sale Via Auction**

HARRIS & BIRT

Auction House WALES

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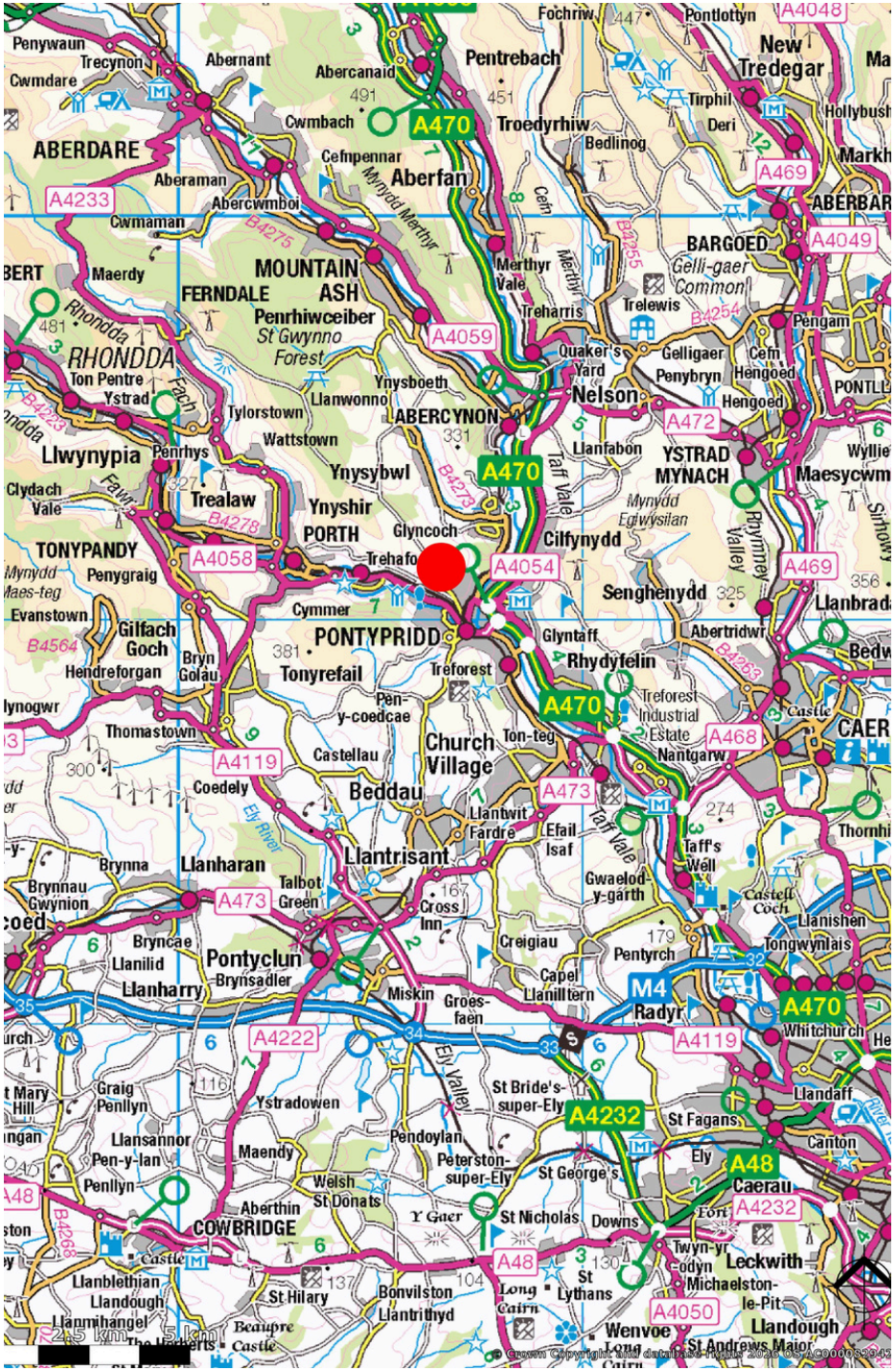


## Description

The land extends to approximately 3.74 acres (1.51 ha). The land is gently sloping with a small area of woodland. The land is situated on the edge of Graigwen village which lies approximately 1 mile north of the historic town of Pontypridd, with the city of Cardiff approximately 13 miles south. The land is a short distance from the A470.

Please note, we are aware of garden encroachments from residence along Graigwen Parc which we disclose as full transparency to any purchaser.

## Guide Price

Guide Price of £25,000 (plus fees).

## Auction Date & Time

For sale via online auction from 16th March 2026 and 18th March 2026; closes at Midday. Lot Number 176571.

## Tenure

See Legal Pack which is available to view via Auction House Wales.

## Viewing

Through Auction House Wales on 02920 475184. Further information can also be obtained from Harris & Birt acting as joint auctioneers on 01446 771777.

## Additional Fees

Buyer's Premium - £900 inc VAT payable on exchange of contracts.

Administration Charge - 1.2% inc VAT of purchase price, subject to minimum charge of £1,200 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Please refer to Auction House Wales for full information.

**Being offered for sale in conjunction with our partner auctioneers Auction House Wales. The auction will take place between the 16th March - 18th March 2026. Please contact Auction House Wales to obtain a legal pack, arrange a viewing or register to bid through the link below.**
**https://www.auctionhouse.co.uk/wales/auction/lot/176571**

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