



## Land c.21.42 acres Excellent Equestrian Opportunity

Peterston-Super-Ely, Cardiff CF5 6NE

Price £410,000

HARRIS & BIRT

---

An excellent equestrian facility that comprises approximately 21.42 acres of good quality pasture land located a short distance from the village of Peterston-super-Ely, 14 loose boxes and a ménage area. Prime opportunity for quality equestrian facility, stables or riding school.

### **Location**

Peterston-Super-Ely is a delightfully quaint village situated within close proximity of major centres such as Cardiff, Swansea, Bridgend and Llantrisant with easy access to main road networks including the M4 to the north and the A48 to the south.

### **Description**

The property extends to approximately 21.42 acres of good quality pasture land located a short distance from the villages of Peterston-super-Ely and Groesfaen. The land is divided into multiple turnout paddocks, benefiting from a stock proof boundary fence, electric fence internal boundaries and mature hedgerows. The property benefits from a recently constructed ménage arena (60m x 30m) with a free draining fibre and sand surface. The land benefits from an extensive range of equine stabling (12 loose boxes varying in size and 3 foaling boxes) together with tack room facilities and surfaced yard area. The property is currently providing a livery service. Further details can be obtained on request.

Access to the land is sought off the adjoining public highway. This land would be of interest to equestrian, amenity or business users.

### **Services**

The land benefits from mains water supply, electricity is provided via a generator.

### **Tenure**

Both lots are offered freehold with the benefit of vacant possession on completion.

### **Method of Sale**

For sale by private treaty.

### **Wayleaves and Easements**

The property is sold subject to and with the benefit of all rights of way, access, wayleaves, water, support, light drainage and other easements, covenants, quasi easements, restriction orders as may exist whether mentioned in these sales particulars or otherwise.

### **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. The accuracy of such plans are not guaranteed.

### **Health and Safety**

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

### **Local Authority**

Vale of Glamorgan County Borough Council, Civic Offices, Holton Rd, Barry CF63 4RU.

### **Anti Money Laundering**

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

### **Viewing Arrangements**

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

### **All Enquiries**

Harris & Birt  
65 High Street  
Cowbridge  
Vale of Glamorgan  
CF71 7AF

Contact: David Lakin BA AssocRICS or Harry Thomas BA (Hons)  
01446 771 777

Brochure Created 20th November 2023





# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF  
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

