



## Derelict Stone Barns

Llandough, Cowbridge CF71 7LR

Asking Price £220,000

HARRIS & BIRT



Freehold, stone, agricultural barns located in the popular village of Llandough for sale by private treaty.

Llandough is just a few minutes drive from the market town of Cowbridge with its excellent local facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, tennis club, cricket club, squash club, bowls club etc. Llandough is situated very much in the heart of the Vale of Glamorgan with the heritage coast line just a few miles south. The main road network brings major centres within comfortable commuting distance including the Capital City of Cardiff, Newport and Swansea, Bridgend, Llantrisant etc.

### Location

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### Directions

From our offices at 65 High Street turn left and up to the traffic lights and turn right onto the St Athan road after leaving Cowbridge take the first turning right and follow the pretty little lane across the river thaw and up the hill into Llandough. Take a left at the T junction and a sharp right up past Phillips Cottages, at the end of this lane there is a gravel track bearing left towards the barns.

### Plan

All plans attached are for identification purposes only and are not to scale. The boundary of the property is highlighted in red.

### Terms

The barns are available to purchase on a freehold basis with full vacant possession.

### Method Of Sale

The land is offered for sale by private treaty.

### VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves to the incidence of VAT in respect of any transaction.

### Wayleaves and Easements

The property is sold subject to no rights of way or access. However, the property is sold subject to and with the benefit of all existing wayleaves, water, support, light drainage and other easements, covenants, quasi easements, restriction orders as may exist whether mentioned in these sales particulars or otherwise.

### Health and Safety

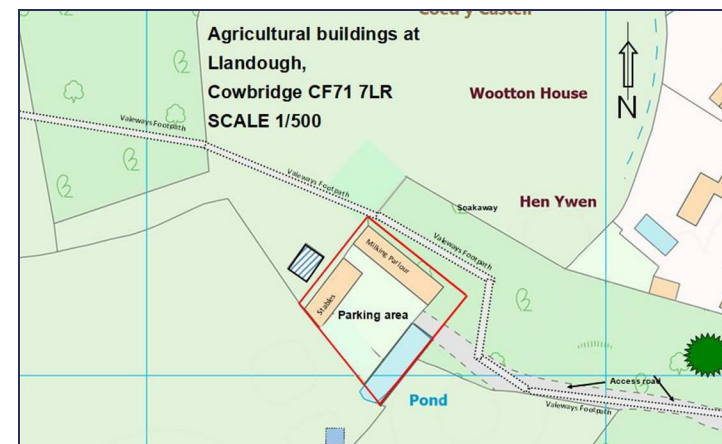
Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

### All Enquires

Harris & Birt, 65 High Street Cowbridge Vale of Glamorgan  
CF71 7AF  
Tel: 01446 771777

### Viewings

Strictly by appointment only with the sole agent.



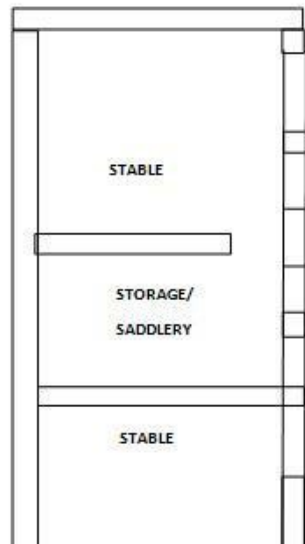






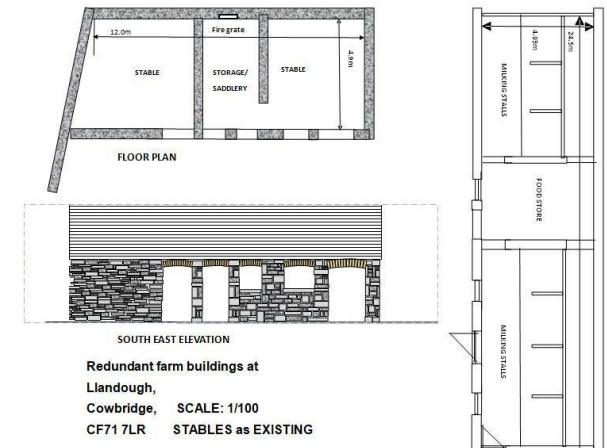


**Plan 6**



**Redundant farm buildings at  
Llandough,  
Cowbridge,  
CF71 7LR**

**MILKING PARLOUR AS EXISTING  
Scale: 1/100**



**HARRIS & BIRT**

Chartered Surveyors, Land and Estate Agents

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

