



## Lot 5, Pasture paddock and amenity woodland Eaglesbush, Cimla, Neath, SA11 2UC Offers In The Region Of £120,000

Set in a magical location far from the madding crowd yet with walking distance of the popular village of Cimla and with 2 miles of the town of Neath and just a short drive then to the M4 motorway. A superb parcel of amenity pasture and mature woodland straddling the beautiful Crythan brook and amounting to 12 acres or thereabouts.

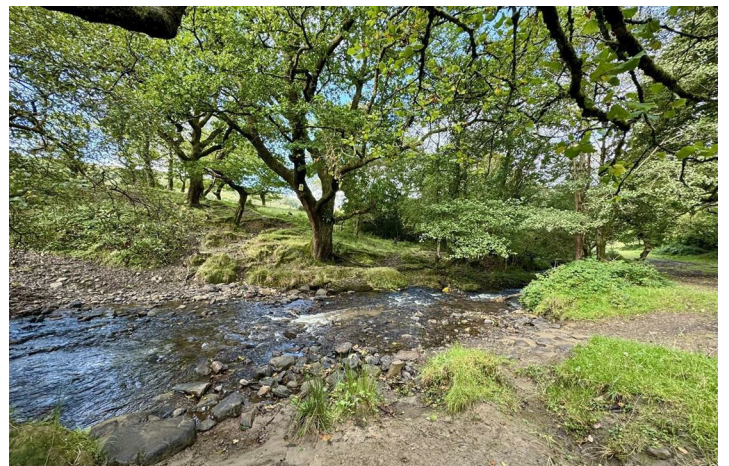
The land is level or on a gentle slope leading down to the banks of the brook.

Idyllic, book a viewing today.

# Pasture paddock and amenity woodland Eaglesbush, Cimla SA11 2HS



Council Tax Band: Exempt



## LAND

Extends to almost 12 acres, the majority of which is laid out to productive pasture land from where there are wonderful views over a vast expanse of countryside.

## A FURTHER LAND ASPECT

## ANOTHER LAND VIEW

## THE BROOK

A delightful feature that flows through the mature wooded area with a crossing area that leads to the wooded copse on the south western boundary

## ANOTHER BROOK SCENE

## A FURTHER BROOK ASPECT

## WOODLAND

This mature wooded area borders the brook and has many magnificent oak trees.

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## VIEWING

By appointment with Morgan Carpenter 01558 821269

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months,

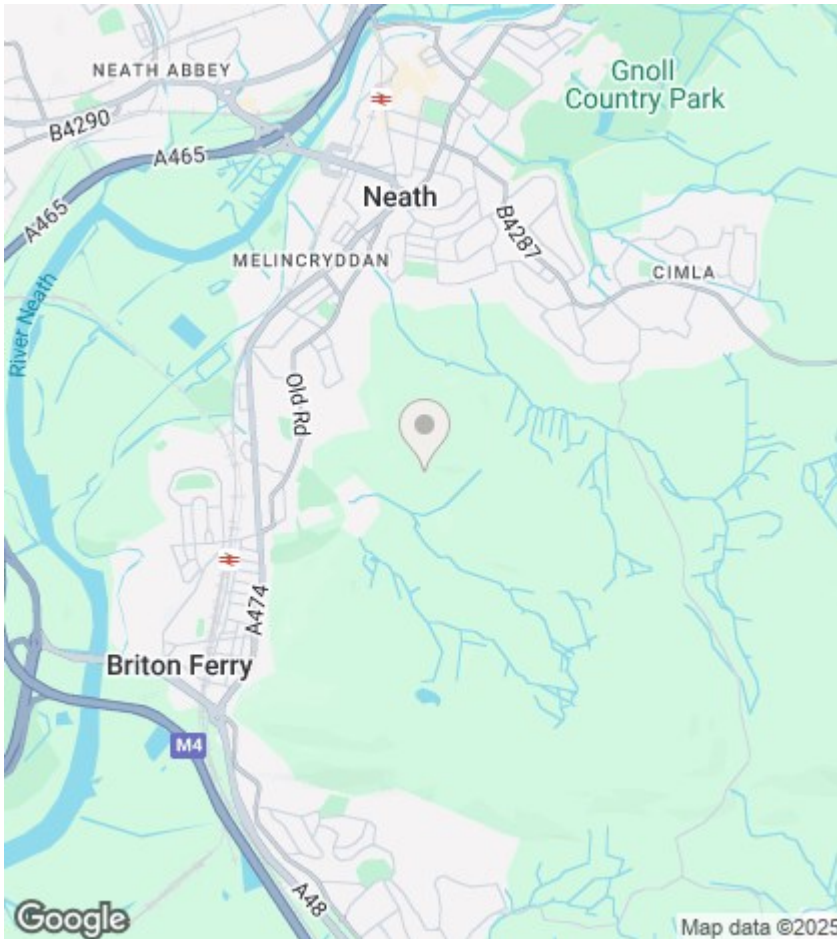
providing evidence of residency as the correspondence address.

## WEBSITE

View all our properties on:

[www.morgancarpenter.co.uk](http://www.morgancarpenter.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk);

[www.primelocation.com](http://www.primelocation.com), or [www.onthemarket.com](http://www.onthemarket.com)



## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

