



hrt

herbert r thomas

Approximately 5.74

acres

Maendy

Cowbridge

CF71 7TG

hrt.uk.com

Approximately 5.74 acres
of Agricultural Land

By Private Treaty

Guide Price:
£160,000

- Approximately 5.74 acres of Land
- Rural Location
- Unique opportunity
- For Sale by Private Treaty
- Suitable for grazing and mowing purposes



Situation

The land is situated in the village of Maendy which is approximately 1.5 miles to the north of the Historic Market Town of Cowbridge. Please see the attached location plan.

Description

The property extends to approximately 5.74 acres of level and gently sloping pasture land which is divided into two field enclosures. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

Some of the internal boundaries appear stockproof comprising livestock fencing. Some boundaries require fencing.

The land may offer development potential (subject to planning permission). The property does have the benefit of a previous pre planning application. For further information, prospective purchasers should make their own enquiries with The Vale of Glamorgan Council.

Access

Access to the land is marked 'A' on the attached site plan. The field gate is located on the southern side of the boundary adjacent to the public highway.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The land benefits from natural water via a ditch.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and National Grid.

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. The property does not include any public rights of way.

Development Clawback

The land is sold subject to a 40 year Development Clawback. The permitted use will be Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 35% of the Development Value less the current use value.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price – £160,000

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Method of Sale

The property is offered for sale by Private Treaty

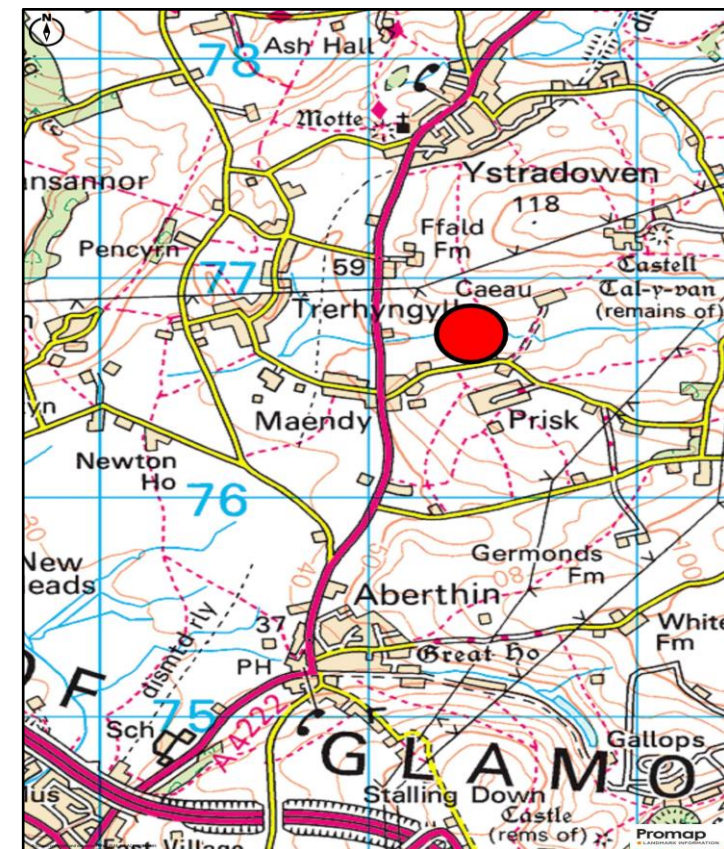
Please contact Elliott Rees for further details
[01446 776395/Elliottrees@hrt.uk.com](mailto:01446776395/Elliottrees@hrt.uk.com)

Directions

Postcode: CF71 7TG

From Cowbridge Town Centre, travel in an easterly direction along High Street to the traffic lights. Turn left onto A4222 Aberthin Road and pass through the village of Aberthin. Continue along this road for approximately 1 mile. On entering the village of Maendy, take a right hand turn onto Fox Hollows. Continue along this road for approximately 0.2 miles where the property will appear on your left hand side,.

What3Words: magma.emulated.tangent





Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Elliott Rees

Tel: 01446 776395

E-mail: Elliottrees@hrt.uk.com

hrt.uk.com

These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911

sales@hrt.uk.com

hrt Est. 1926

