

**hrt**  
herbert r thomas

Approximately 1.52  
Acres of Pasture  
Land

Wenvoe, Vale of Glamorgan,  
CF5 6AJ

[hrt.uk.com](http://hrt.uk.com)



Approximately 1.52 Acres of  
Pasture Land

By Private Treaty

Guide Price: £90,000

- Approximately 1.52 Acres of Pasture Land
- Development Potential (Subject to Planning)
- Unique opportunity
- Outskirts of Wenvoe Village
- Rural Location
- South Facing
- Sale by Private Treaty



## Situation

The land is situated to the east of the A4050 (Port Road), along Station Road East, Wenvoe. A short travelling distance from Culverhouse Cross, providing convenient amenities as well as good transport links to Junction 33 of the M4.

Please see the attached location plan.

## Description

The property extends to approximately 1.52 acres of undulating pastureland with high amenity value, as edged red on the plan. The property comprises the site of a derelict property formerly known as Little Greave which may offer development potential subject to any necessary planning consent. The location of which is marked "B" on the enclosed plan.

## Access

Access to the land is taken from Station Road East, marked "A" on the plan.

## 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 does not benefit from any services. However, we believe that there is a mains water pipe in Station Road East.

For further information, prospective purchasers are to make their own enquiries direct with Dwr Cymru Welsh Water.

## Development Clawback

The land is sold without any Development Clawback provisions.

## 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.

## 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 have a public right of way. A freehold profit a prendre relating to a right to shoot hunt course and sport all game rabbits is held under Title Number CYM160140 which is owned by a third party.

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## 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 more information.

01446776395/ [elliottrees@herbertrthomas.co.uk](mailto:elliottrees@herbertrthomas.co.uk)

Please note the vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

## Directions

**What3words:** period.lasted.images

Postcode: CF5 6AJ

From Culverhouse Cross, head south on the A4050/Port Road towards Wenvoe. Travel approximately 1.2 miles, continuing over two roundabouts. As you leave the second roundabout take the left hand turn in approximately 400 metres on to Station Road East. The land is located approximately 300 metres down Station Road East on the left-hand side. Look out for the Herbert R Thomas sale board.





## 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@herbertrthomas.co.uk](mailto:elliottrees@herbertrthomas.co.uk)

**hrt**  
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**hrt** Est. 1926



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.



Area: 1.52 acres (6138.11 m<sup>2</sup>)

**B**

**A**

46.0m

Springfield  
45.7m

STATION ROAD EAST

Club House

Football Field

L Twr

L Twr

L Twr

L Twr

L Twr

0m 10m 20m 30m Ordnance Survey © Crown Copyright 2020. All Rights Reserved. Licence number 100023432