



Approximately 1.05
Acres of Land
Common Cross Road
Dinas Powys
Vale of Glamorgan
CF64 4TP

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Approximately 1.05 Acres
of Agricultural Land
Common Cross Road
Dinas Powys
Vale of Glamorgan
CF64 4TP

By Private Treaty
Guide Price:
£70,000 - £100,000

- Approximately 1.05 acres of Land
- Rural Location
- Suitable for grazing and mowing purposes
- For Sale by Private Treaty
- Unique opportunity



Situation

The land is situated directly to the south of Dinas Powys and southwest of the seaside town of Penarth providing convenient amenities and easy access to the A4232 to Cardiff and the M4. Please see the attached location plan.

Description

The property extends to approximately 1.05 acres of level pastureland as edged red on the attached site plan.

The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

Access

Access to the land via an agricultural gate off Cross Common road, marked “A” on the attached site 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.

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.

Development Clawback

The land is sold subject to a 50-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 40% 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.

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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.

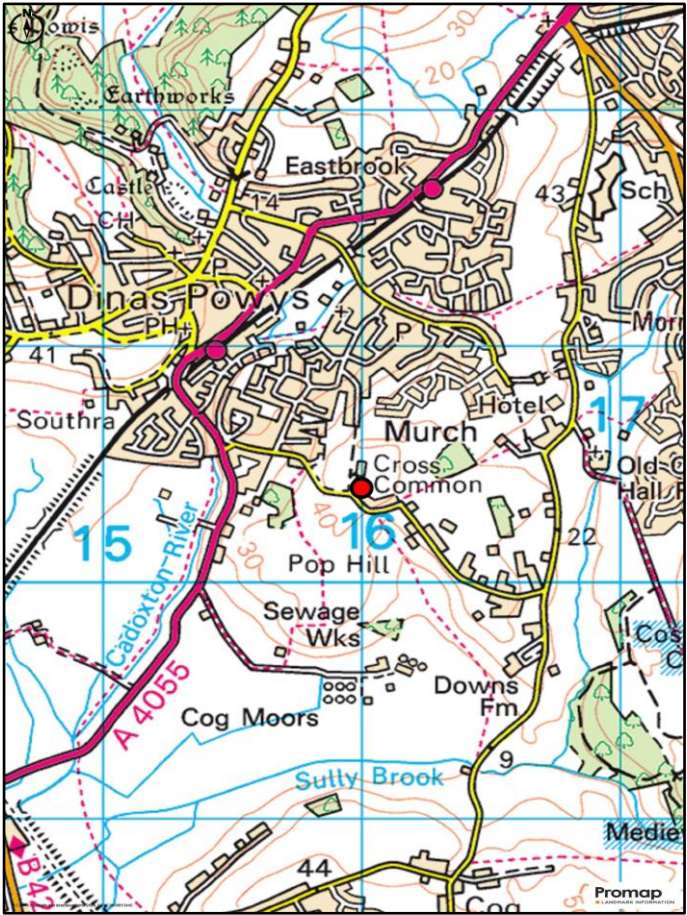
Please contact Elliott Rees for more details
01446 776395 / elliottrees@hrt.uk.com

Directions

Postcode: CF64 4TP

What3Words: truck.verbs.image

Travelling from our Cowbridge office head in an easterly direction, through the traffic lights on to the A48. Continue for 4 miles and at the lights take the A4226 towards Barry. Continue for 4 miles, at the roundabout take the first exit onto Port Road West A4226. At the roundabout take the first exit onto Port Road East A4050, continue for 1.5 miles. At the roundabout take the second exit onto Barry Docks Link Road A4231, continue 1.7 miles. At the roundabout take the first exit onto Cardiff Road A4055. On the approach to Dinas Powys turn right onto Cross Common Road. Continue on Cross Common Road for 0.3 miles. Look out for the Herbert R Thomas Sale Board on your left-hand side.





Cross Common

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.

Pen-y-Bryn

Ty'r-Waun

Conigree

Ty-Wern

Sunny Ba

Wylde
Green

46.0m

7.2m

A

0m 20m 40m 60m

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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

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hrt
herbert r thomas

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