



Equestrian Property
3 Acres of land and
stables

Cwm Ciddy Lane
Barry
CF62 3NA
hrt.uk.com



Equestrian Property
3 Acres of Permanent
Pasture, Stable Block,
Menage, Tack Room &
Storage

By Private Treaty

Offers in Excess of
£200,000

- Approx. 3 Acres of Pastureland
- Purpose built timber stable block
- Field enclosures divided into paddocks
- 43m x 20m all weather arena
- Unique opportunity



Location

The property is situated in a convenient location on the edge of Porthkerry Country Park. The property has excellent transport links along the A4226, Coast Road and the A48, providing easy access to event centres and local beaches.

Please see location plan.

Description

A rare opportunity to purchase a wonderful equestrian property, extending to three acres.

The property comprises a substantial wooden stable block with 2 loose boxes, foaling box, tack/feed room and storage, all-weather purpose-built arena and five paddocks.

The Land

The permanent pasture is suitable for the grazing of livestock or horses, being fenced with wooden post and electric fencing which allows paddocks to be enlarged or reduced as and when required. It is considered that the land is ideally suitable for the grazing of livestock or mowing of fodder crops or equestrian use with extensive riding available in the locality.

The Stables

Purpose-built stable block comprising:

- 2 stables (12ft x 12ft)
- 1 foaling box (12ft x 16ft)
- Tack/feed room (6ft x 12ft)
- Large storage stable (12ft x 12ft)

The stables are in very good condition, with all fittings, including the Easyfix rubber matting included in the sale.

All Weather Arena – 43m x 20m

Purpose built outdoor arena. This 2020 constructed outdoor arena provides top-class facilities for various equestrian disciplines. The arena boasts a carpet fibre and sand surface.

The property benefits from a convenient hardcore track to the arena and each paddock.

Access

Access to the property marked 'A' on the plan. Access is via a Right of Way from the public highway, shown brown on the attached plan.

Plan

The plan attached to these particulars is shown for identification purposes only and whilst every care has been taken, their contents cannot be guaranteed.

Services

The property currently benefits from mains water and electricity.

The electricity supply will be disconnected upon completion of The Coach House. The stables are currently wired for electric lights which could be powered by solar panels.

A new source of power (mains or renewable) is required. We are aware that there is mains electricity within close proximity.

For further information, prospective purchasers are able to make their own enquiries with Western Power Distribution / National Grid.

Any interested parties are advised to satisfy themselves as to the reliability of any water supply at the property.

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.

Wayleaves/Easements/Rights of Way

The land is subject to, and with the benefit of all rights, including: rights of way, whether public or private, light, 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. There are no footpaths crossing the property.

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

Offers in excess of £200,000

Health and Safety

Given the potential hazards of rural 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 Emily Flint or Elliott Rees for more information

Emilyflint@hrt.uk.com / Elliottrees@hrt.uk.com

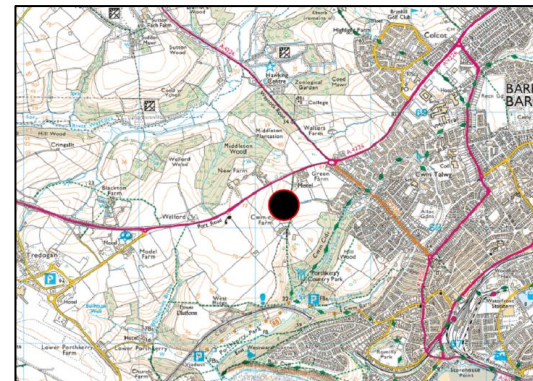
01446 776379 / 01446 776395

Directions

Postcode: CF62 3NA

What3words: Mallets.Congratulations.Backyards

From our Cowbridge office, travel east on the A48 towards Bonvilston for approximately 6 miles. At Sycamore Cross, take the A4226 southbound towards Barry. Continue on the A4226 for approximately 4 miles. At the roundabout take the 3rd exit towards Cardiff Airport. Continue for 400 yards, taking a left turn alongside the Toby Carvery. Follow the single-track lane for 100 yards where the land is located on your right hand side.





Viewing Arrangements:

Viewing strictly by appointment only.
Interested parties must contact the
Seller's Agents to arrange an
inspection of the land.

Contact: Emily Flint

Tel: 01446 776393

Email: Emilyflint@hrt.uk.com

hrt.uk.com

hrt
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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.

