



Approximately
3.495 Acres of Land
Aberthin
Vale of Glamorgan
CF71 7EN

hrt.uk.com



Approximately 3.495 Acres
of Pasture Land

By Private Treaty

Guide Price: £90,000 £



Situation

The land is situated to the east of the A4222 (Aberthin Road). A short travelling distance from the market town of Cowbridge, providing convenient amenities as well as good transport links to A48 and M4.

Please see the attached location plan.

Description

The property extends to approximately 3.495 acres of gently sloping permanent pasture with high amenity value, as edged red on the plan.

The permanent pasture is suitable for the grazing of livestock or horses, being fenced plus a mature boundary hedge. 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

Access

Access to the land is taken from Aberthin Lane, 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

We have been informed that the land previously benefited from mains water off Aberthin Road. However, this is not currently connected.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and National Grid. Any interested parties are advised to satisfy themselves as to the reliability of any services 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.

Development Clawback

The land is sold without any Development Clawback provisions.

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 have a public right of way.

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

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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.

01446776395 / elliottrees@herbertrthomas.co.uk

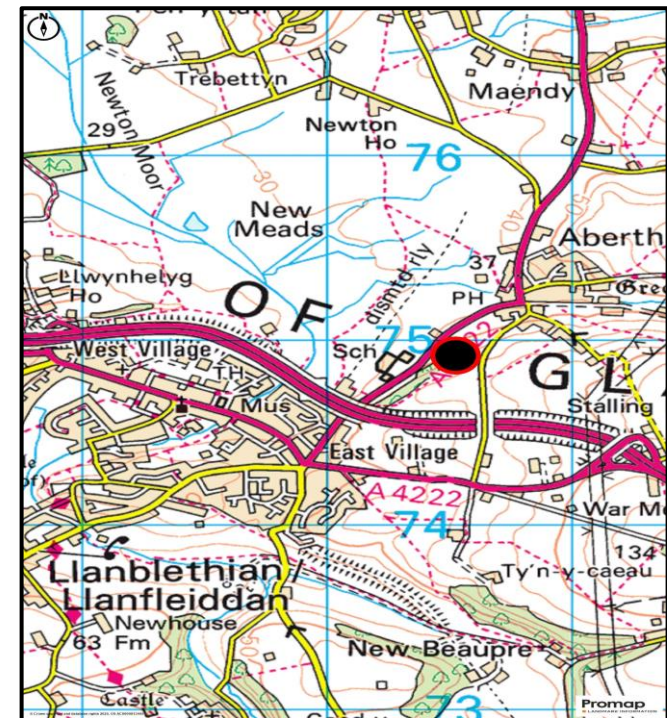
Please note the vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

What3words: cooked.factored.funny

Postcode: CF71 7EN

From our office, travel along Cowbridge High Street heading east past Town Hall Square. At the traffic lights continue straight over traveling for approximately 0.4 miles before taking a left hand turn onto Aberthin Lane. Continue on Aberthin Lane for 0.4 miles where the land will appear on your left hand side. Look out for the Herbert R Thomas sale board.





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.

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

hrt
herbert r thomas

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