



hrt

herbert r thomas

Approximately 5.93
acres of land

Pendoylan
Cowbridge
CF71 7UP
hrt.uk.com

Approximately 5.93 acres
of Agricultural Land

By Private Treaty

Guide Price:
£75,000 - £90,000



- Approximately 5.93 acres of Land
- Rural Location
- Unique Opportunity
- Suitable for Agricultural and Equestrian Use



Situation

The land is located in Pendoylan, a small rural village in the Vale of Glamorgan. Pendoylan is situated approximately 2 miles south of Junction 34 of the M4 motorway and approximately 2 miles north of the A48.

The land is situated to the west side of the road leading from Clawdd Coch to Pendoylan, Cowbridge. Please see the attached location plan.

Description

The property extends to approximately 5.93 acres of level or gently sloping pastureland in one field enclosure, 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.

The land has a gentle to moderate south, south-east facing slope becoming flatter against the eastern boundary.

There is a small parcel of woodland along the north west boundary that extends to approximately 1.95 acres.

Access

Access to the land is from a field gate off the adopted highway on the eastern boundary. Access is marked 'A' on the attached 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 understand that no mains services are connected to the land.

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

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. There are two footpaths crossing the land.

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.

The purchasers will be responsible to erect a stock proof fence between points B & C. The buyer and their successors in Title will be responsible to forever maintain and renew the boundary between points B & C.

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. Nb: There are currently mares with foals at foot on the land.

Method of Sale

The property is offered for sale by Private Treaty.

Please contact Emily Flint or Andrew Thomas.

01446 776393 / Emilyflint@hrt.uk.com

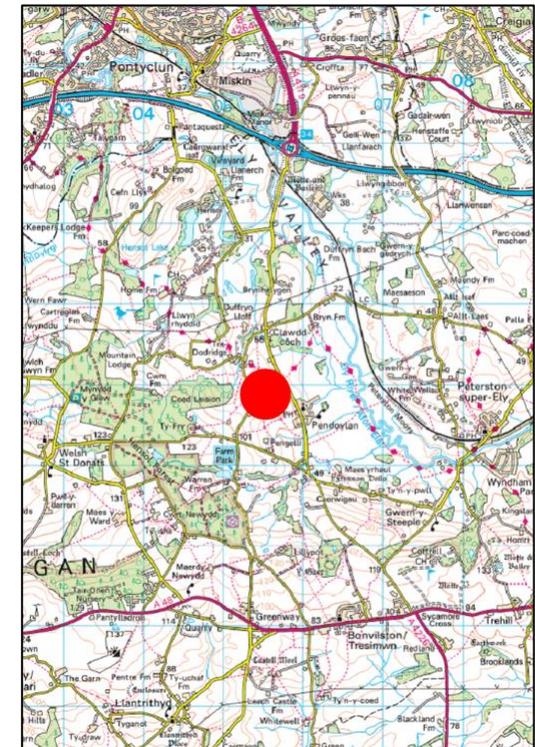
01446 776386 / AndrewThomas@hrt.uk.com

Directions

Postcode: CF71 7UP

What3Words: [warbler.tradition.computers](https://www.what3words.com/warbler.tradition.computers)

From Junction 34 of the M4 Motorway travelling from Cardiff, at the roundabout take the first exit followed by the first turning right towards Hensol. Follow this road for approximately 1.3 miles, as you reach the village of Pendoylan, the land is situated 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.

For further information please contact:

Contact: **Emily Flint**
Tel: 01446 776393
E-mail: EmilyFlint@hrt.uk.com

Contact: **Andrew Thomas**
Tel: 01446 776386
E-mail: AndrewThomas@hrt.uk.com

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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.