



hrt
herbert r thomas

Approximately
6.612 acres of Land

Pendoylan
Cowbridge
CF71 7UJ

hrt.uk.com

Approximately 6.612 acres
of Agricultural Land

By Private Treaty

Guide Price:
£150,000



Approximately 6.612
acres of Land

Rural Location

Unique opportunity



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 6.612 acres of level or gently sloping pastureland in one field enclosure, as edged in 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-east facing slope becoming flatter against the western boundary. The land is interspersed with mature trees.

Access

Access to the land is via a hardcore track off the adopted highway. Access is marked 'A' on the attached plan.

The occupier of the adjoining premises known as Pentwyn House has a right of way over the track.

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 is one public footpath crossing the land.

Development Clawback

The land is sold subject to a 50-year Development Clawback. The permitted use will be Agricultural or Equestrian use. The grant of Planning Permission will trigger the clawback at a rate of 30% 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.

Guide Price

Guide Price – £150,000

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 Philip Thomas or Emily Flint
01446 776370 / Philipthomas@hrt.uk.com
01446 776393 / Emilyflint@hrt.uk.com

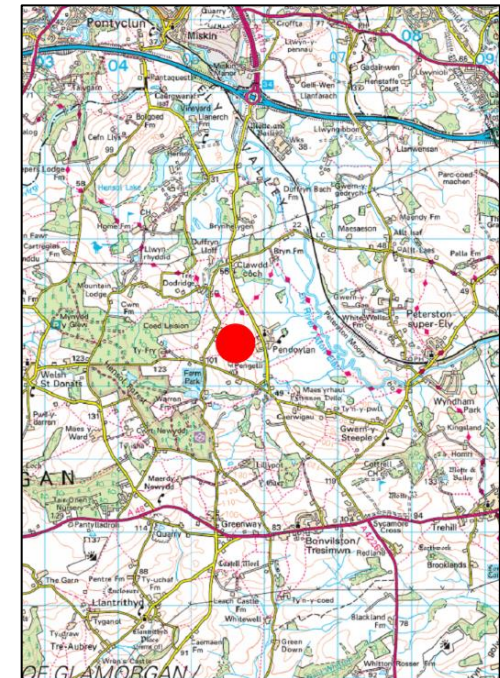
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: CF71 7UP

What3words: household.sharpens.frightens

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 2 miles. Entrance to the land is situated on your right-hand side, opposite the church.





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: Philip Thomas

Tel: 01446 776370

E-mail: Philipthomas@hrt.uk.com

Contact: Emily Flint

Tel: 01446 776393

E-mail: EmilyFlint@hrt.uk.com

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