



Approximately 1.83
acres of land

City
Llansannor
Cowbridge
CF71 7TF
hrt.uk.com

Approximately 1.83 acres
of Agricultural Land

By Private Treaty

Guide Price:
£55,000

- Approximately 1.83 acres of Land
- Rural Location
- Unique Opportunity
- Suitable for Agricultural and Equestrian Use



Situation

The land is located in City, a small rural village in the Vale of Glamorgan. City is situated approximately 2 miles north of Cowbridge, and approximately 3 miles north of the A48.

The land is situated to the west side of the road leading from City to Llansannor Church in Wales Primary School.

Please see the attached location plan.

Description

The property extends to approximately 1.89 acres of level/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 does benefit from a field shelter, with access granted via a right of way along a sheltered track. Perfect countryside for hacking.

Access

Access to the land is from a field gate off the lane on the southwest 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 the land benefits from mains water supply.

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 purchaser is responsible for maintaining all boundaries marked with inward 'T'.

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 Rob David MRICS FAAV.
01446 776397 or robertdavid@hrt.uk.com

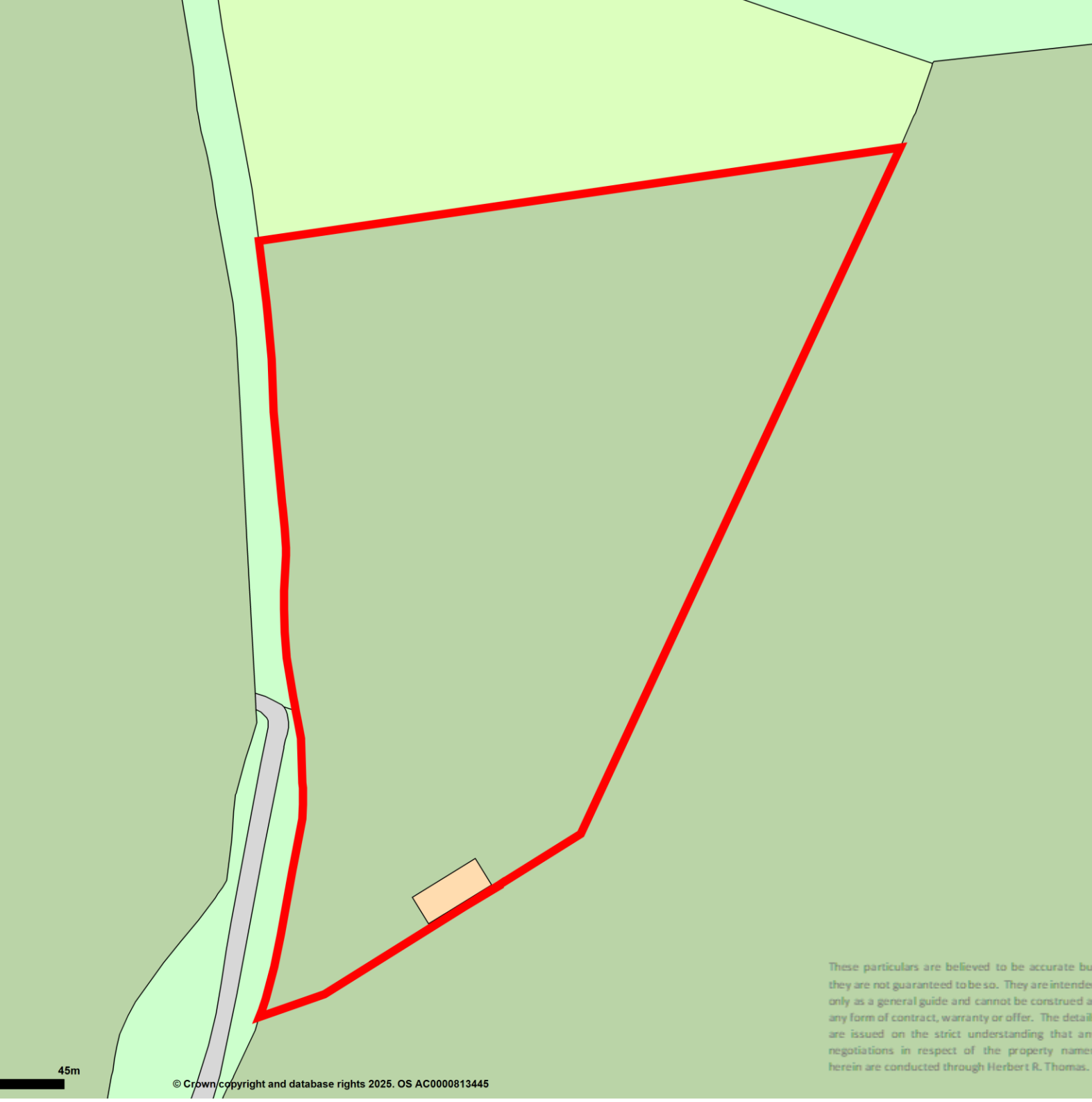
Directions

Postcode: CF71 7TF

What3Words: ///computer.thighs.green

From Llansannor C/W Primary School, head southwest, following the signpost for City. Continue for approximately 300 yards, passing Windmill Farm. Continue for approximately 0.4 miles. The lane providing access will be located on your right before the road narrows, marked by an HRT For Sale Sign.





45m

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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.

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: Rob David

Tel: 01446 776397

E-mail: robertdavid@hrt.uk.com

hrt.uk.com

hrt
herbert r thomas

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