



Approx. 39.63 acres
of Woodland

Beauville Farm
St Andrews Major
Dinas Powys
CF64 4BE
hrt.uk.com

Approx. 39.63 acres of
Woodland

By Private Treaty

Guide Price:
£140,000



Approx. 39.63 acres of
Woodland

Mixed Native Woodland

Of interest to Amenity &
Natural Capital Buyers

Rural Location

Unique opportunity



Situation

The land is situated between St Andrews Major and Beauville Farm, a short distance from Wenvoe and Dinas Powys.

Please see the attached location plan.

Description

The property extends to approximately 39.63 acres of mature mixed native woodland, as edged red on the attached site plan. The land is of varying gradient, although easily accessible on foot. Whilst the sections of the land is designated as ancient woodland, the woodland does present an opportunity to amenity, forestry and natural capital purchasers.

Access

Access to the land is from a field gate off Beauville Lane.

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

The land does not benefit from mains water or electricity supply.

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

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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 currently one footpaths crossing the land, further details can be obtained from Vale of Glamorgan ROW Maps.

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.

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: Robert David

Tel: 01446 776397

E-Mail: RobertDavid@hrt.uk.com

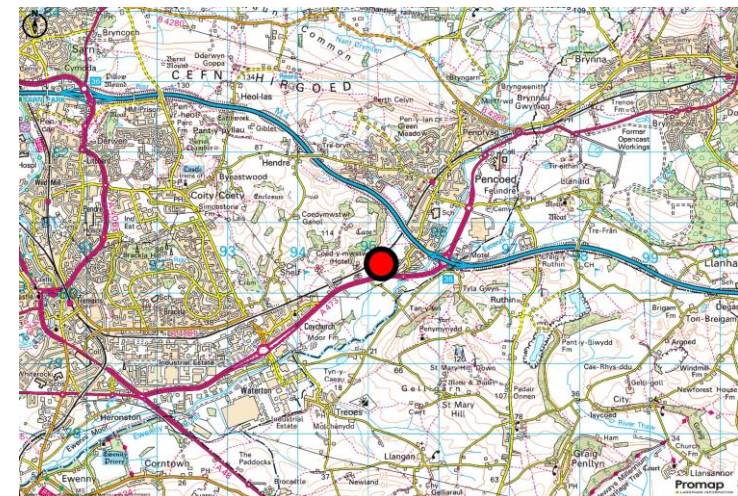
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

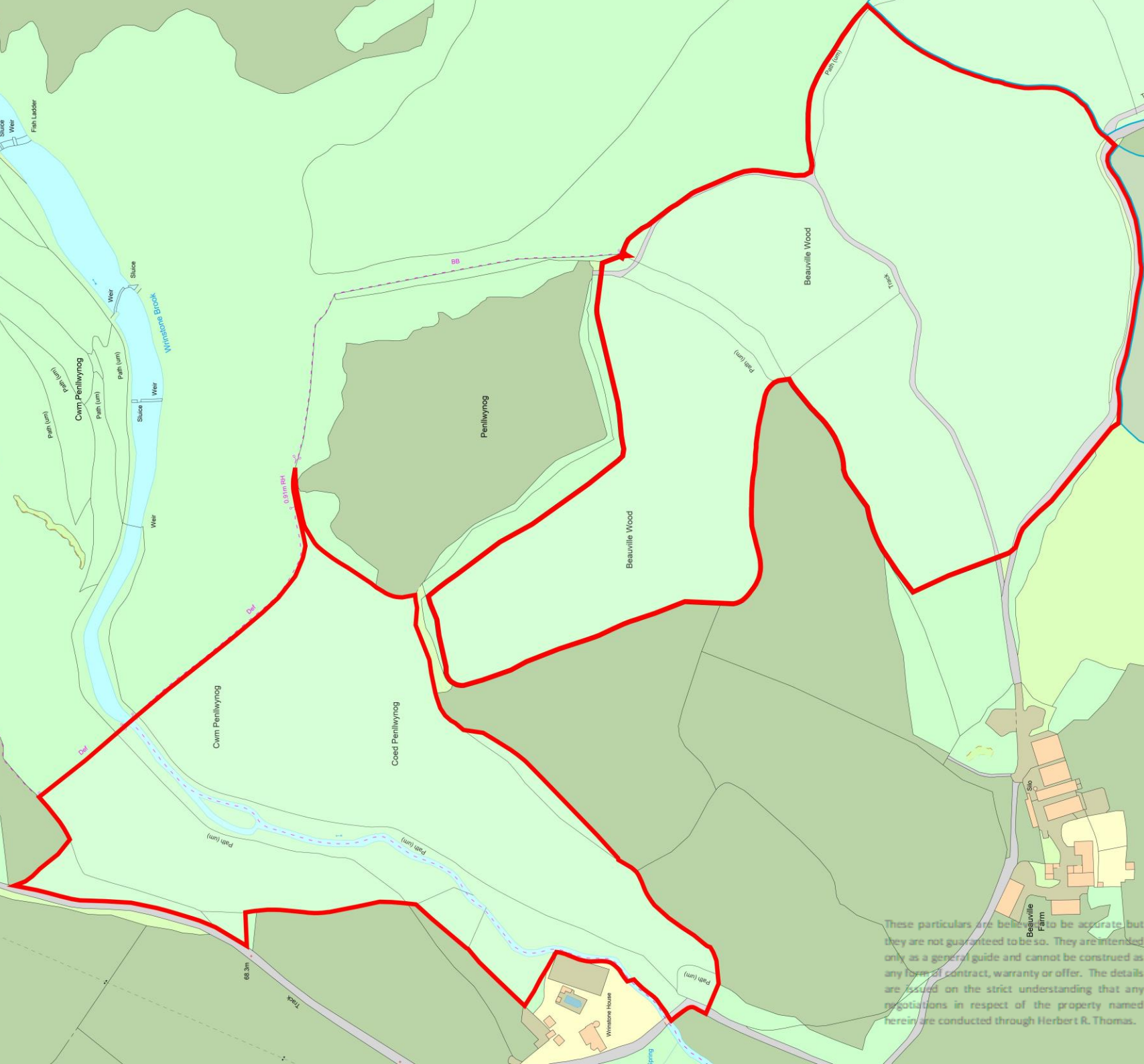
Directions

Postcode: CF64 4BE

From Culverhouse Cross, take the exit heading towards Barry/Wenvoe (Port Road). Continue on Port Road, heading south, at the next roundabout, taking the first exit. Continue for approx. 500 yards, taking a right turn just prior to the entrance for Wenvoe Quarry, then continue for approximately 1 mile, where the land will be located on your left.

What3Words: ///exit.forces.volunteered





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: **Robert David**

Tel: **01446 776397**

E-mail: **RobertDavid@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.