



## Price Guide £100,000

Cardiff CF5 6TR

The land comprises approximately 1.94 acres of relatively flat pasture land. The land is easily mowable with potential considered for agricultural, equestrian and amenity use. The land has benefited from certified location for two years, with no objections from the Local Planning Authority, the certificate has not been withdrawn at the point of sale, however due to expiry of the membership the land is no longer covered.

### DIRECTIONS

Leave the M4 at Junction 33 and take the A4232 towards Cardiff. At the first junction follow the signs onto the A48 heading towards Cowbridge & Bridgend. Follow the A48 through the villages of St Nicholas and Bonvilston. Just after leaving Bonvilston, you will see "The Aubrey pub" on your left. Take the right hand turn off the A48, following the brown Ty Cerrig tourist signs. Keep following the lane and after approx. ¾ mile you will see the entrance to Glamping Meadows.

What3Words:// plus.bars.represent

### SITUATION

The land is situated close to Bonvilston yet within easy reach of the A48 with its links to Cardiff to the east and Cowbridge to the west. It is located close to forestry owned and managed by Natural Resources Wales.

### BRIEF DESCRIPTION

The land comprises approximately 1.94 acres of relatively flat pasture land. The land is easily mowable with potential considered for agricultural, equestrian and amenity use. The land has benefited from certified location for two years, with no objections from the Local Planning Authority, the certificate has not been withdrawn at the point of sale, however due to expiry of the membership the land is no longer covered.

### ACCESS

Entry to the land is via a gated entrance positioned on the Northern boundary off the field directly off Slater Lane.

### TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

### PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

### FENCING

The property is surrounded by a hedgerow and part stock fencing.

### SERVICES

There are currently no services on the property.

### BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks

### WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

### FURTHER DETAILS & VIEWINGS

The property may be viewed at any reasonable time subject to receipt of these sales particulars at your own risk. Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

### PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.

### DIRECTIONS

Leave the M4 at Junction 33 and take the A4232 towards Cardiff. At the first junction follow the signs onto the A48 heading towards Cowbridge & Bridgend. Follow the A48 through the villages of St Nicholas and Bonvilston. Just after leaving Bonvilston, you will see "The Aubrey pub" on your left. Take the right hand turn off the A48, following the brown Ty Cerrig tourist signs. Keep following the lane and after approx. ¾ mile you will see the entrance to Glamping Meadows.

What3Words:// plus.bars.represent



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

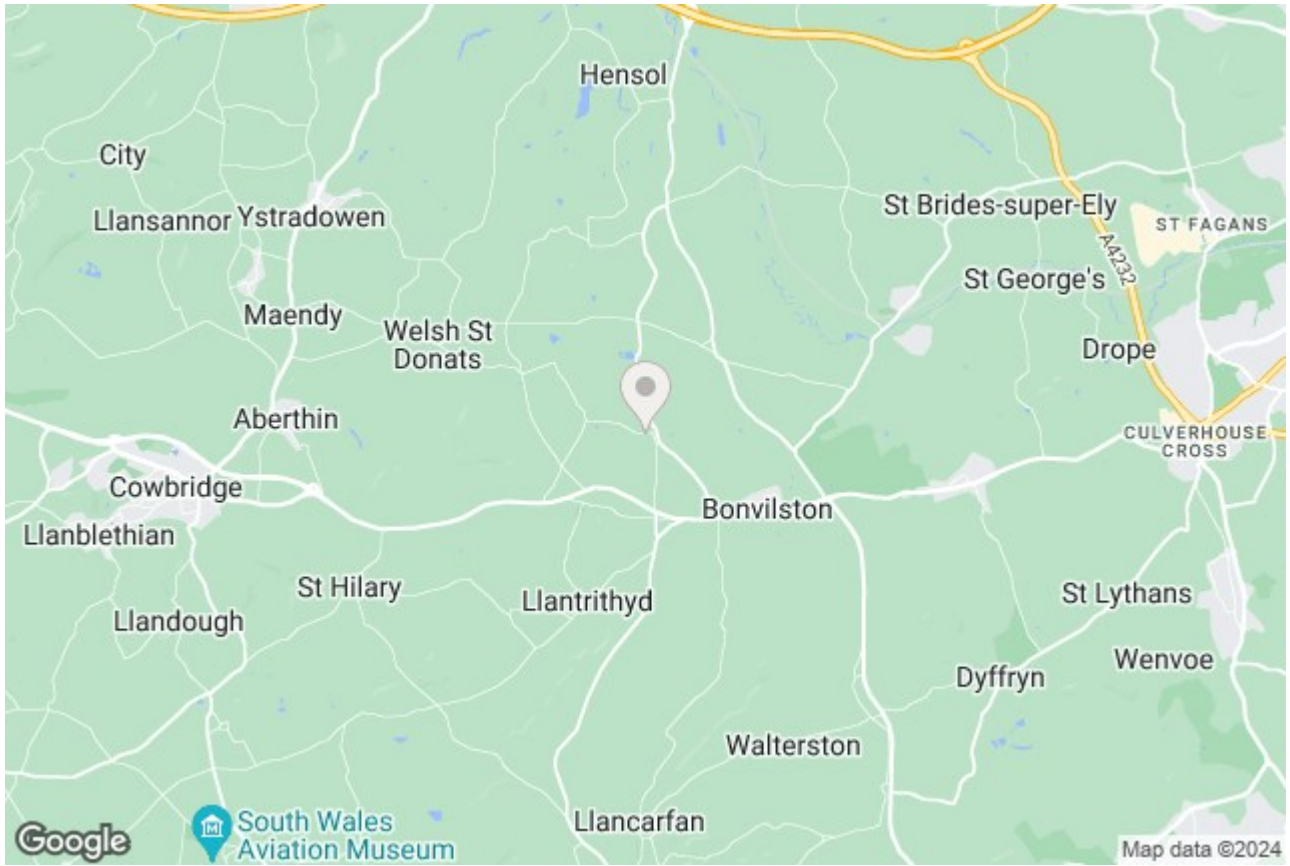
### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

Follow us on





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

Follow us on

