

Watts & Morgan

For Sale by Private Treaty



£200,000

Ton Kenfig CF33 4PR

The Property comprises of a constructed wooden barn measuring around 20m x 6m to include three stables, a hay store, and Tack room all situated on a concrete floor. The Barn is set within a hard standing yard, with a small turnout paddock. The whole property is approximately 3.92 acres in size, it is situated behind private gates with a well maintained driveway to the stable area. the property has three large paddocks and a further storage shed to the North East corner of the land. Furthermore there is planning permission for a shepherds hut on site, Ref: BCBC P/22/227/FUL For Sale by separate negotiation. The land is easily mowable and perfect for Equestrian and agricultural use.

SITUATION

The property is situated on the outskirts of the small village of Maudlam. The property is in close proximity to the Prince of Wales of pub and across the road from the beautiful Kenfig Nature Reserve.

BRIEF DESCRIPTION

The Property comprises of a constructed wooden barn measuring around 20m x 6m to include three stables, a hay store, and Tack room all situated on a concrete floor. The Barn is set within a hard standing yard, with a small turnout paddock. The whole property is approximately 3.92 acres in size, it is situated behind private gates with a well maintained driveway to the stable area. the property has three large paddocks and a further storage shed to the North East corner of the land. Furthermore there is planning permission for a shepherds hut on site, Ref: BCBC P/22/227/FUL For Sale by separate negotiation. The land is easily mowable and perfect for Equestrian and agricultural use.

ACCESS

The land is accessed through the gate on the Western Boundary.

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 secured with stock proof fencing and well maintained Hedgerows. However the purchaser would have the responsibility of assessment for their own needs.

SERVICES

There are currently no services to the property. However the buildings are equipped to provide solar power to generate electric.

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 exists over the same of for the benefit of same, whether mentioned in these particulars or not.

GUIDE PRICE

£300,000

FURTHER DETAILS & VIEWINGS

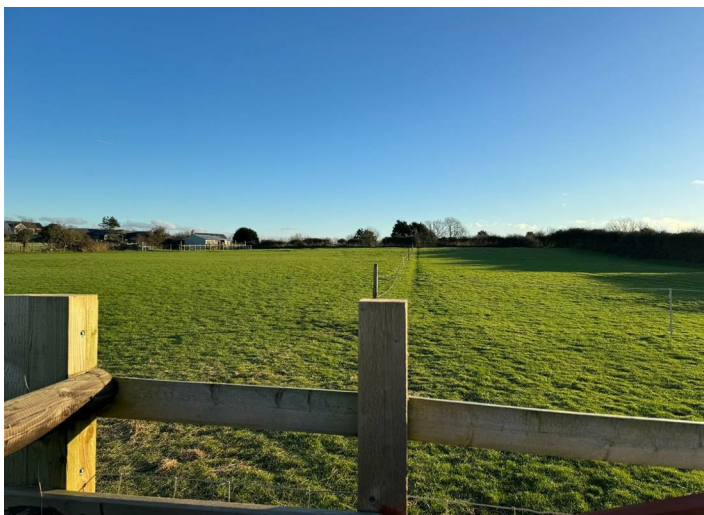
Viewings are by appointment only. Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.co.uk

HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

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.



Bridgend

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Cowbridge

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E cowbridge@wattsandmorgan.co.uk

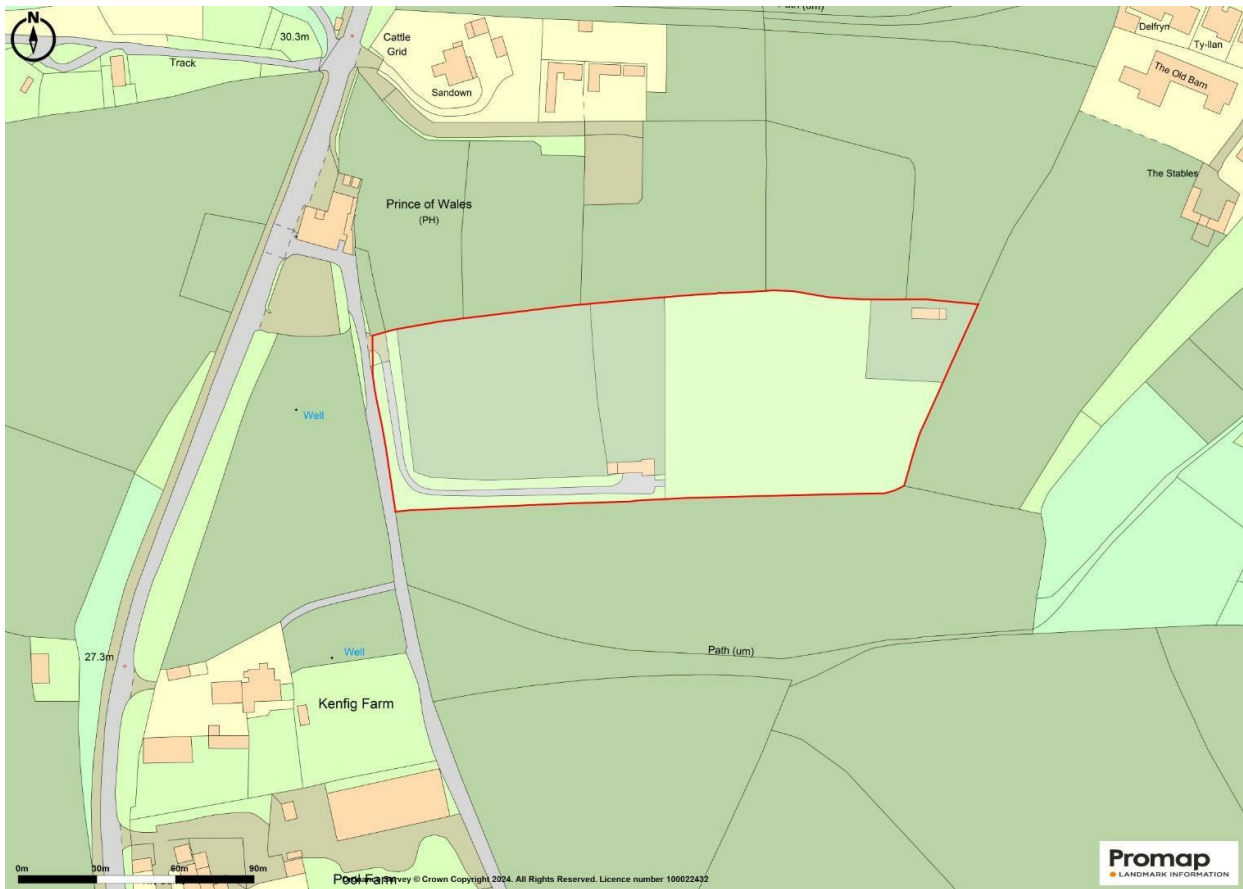
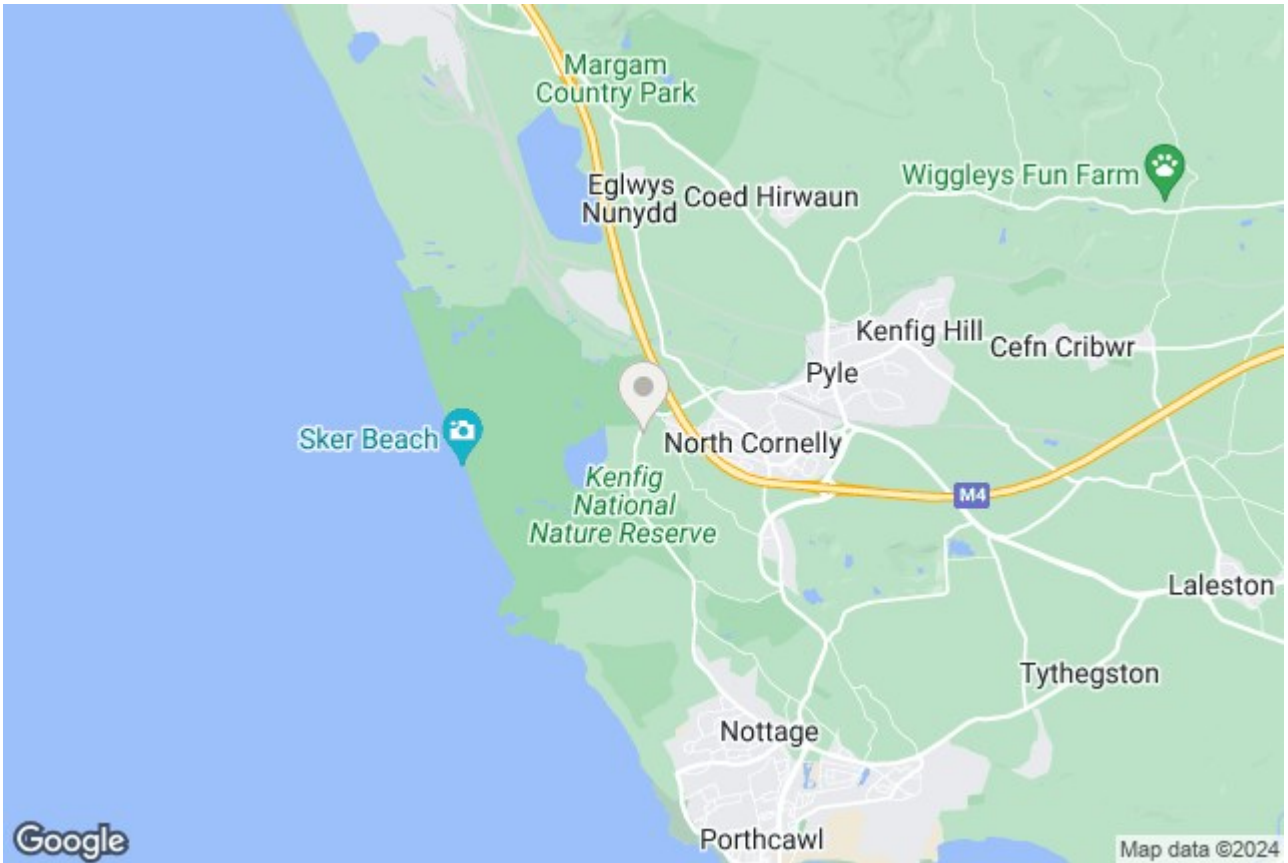
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Follow us on





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