

# Watts & Morgan

For Sale by Private Treaty



## Guide Price £250,000

### Greenway Road Cardiff CF5 6TQ

This property comprises 4 stables, large tack room with tack room and welfare facilities, the property benefits from a Manège measuring approximately 40m x 20m, the yard area is a large hard standing, with plenty of room to park horse boxes/lorry. The property is perfect for both Equestrian and agricultural use, all of which is set within approximately 4.25 acres of pasture land. The land is easily mowable with potential considered for agricultural, equestrian and amenity use.



### DIRECTIONS

Travel along the A48 from Cowbridge, take the turning left opposite the Aubrey Arms, travelling along this lane for approximately 800m, on reaching the cross roads with Redway lane, the property is on the left.  
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### SITUATION

The land is situated in a convenient location with road frontage, just on the outskirts of the village of Bonvilston, between Cardiff and Cowbridge, with close proximity to Hensol Forestry perfect for off road hacking.

### BRIEF DESCRIPTION

This property comprises 4 stables, large tack room with tack room and welfare facilities, the property benefits from a Manège measuring approximately 40m x 20m, the yard area is a large hard standing, with plenty of room to park horse boxes/lorry. The property is perfect for both Equestrian and agricultural use, all of which is set within approximately 4.25 acres of pasture land. The land is easily mowable with potential considered for agricultural, equestrian and amenity use.

### ACCESS

The land can be accessed via a high security gate on the Eastern 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.

### SERVICES

We are informed that there is mains water and solar panels for electricity.

### BOUNDARIES

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

### FENCING

The property does benefit from stock proof fencing and hedgerows however the purchaser would have the responsibility of assessment for their own needs

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

### GUIDE PRICE

£250,000

### FURTHER DETAILS & VIEWINGS

Viewings are strictly by appointment only. If you have any questions, 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)

### 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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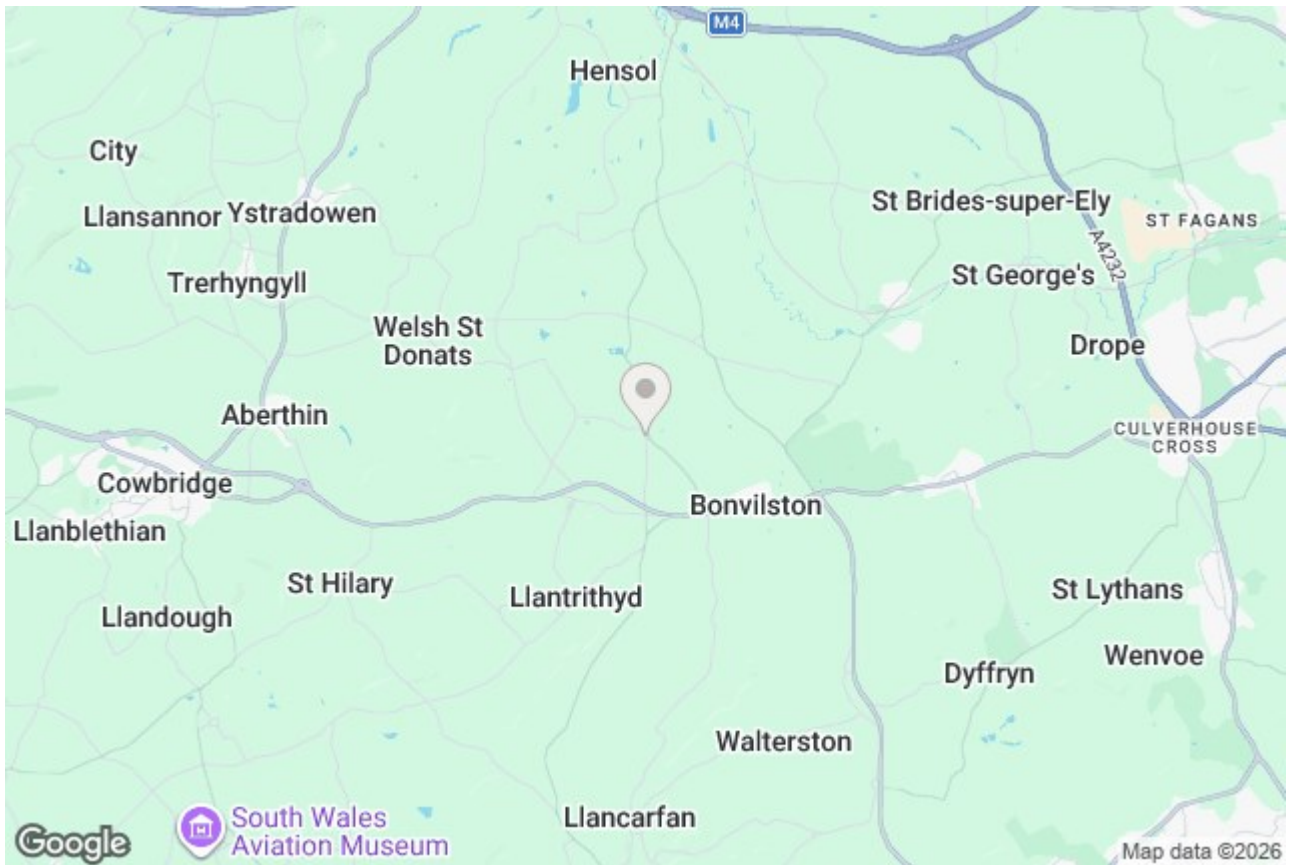
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