

Watts & Morgan

For Sale by Private Treaty



£130,000

Approx. 6.72 acres of Agricultural Land at
Pendoylan, Cowbridge, CF71 7UF

SITUATION

The Land is situated in close proximity to the Rural Village and community of Pendoylan in the Vale of Glamorgan.

BRIEF DESCRIPTION

The property comprises approximately 6.72 acres of pastureland within a single enclosure, as outlined in red on the attached plan. The land is easily mowable with potential considered for agricultural, equestrian and amenity use. There is planning permission for an agricultural Barn, which is yet to be erected, Ref: 2015/00675/FUL, this planning has now lapsed, along with further planning permission Ref: 2021/00439/FUL for two Yurts, in a similar style to the Yurt and area which is being retained by the current vendor.

DIRECTIONS

Travelling East on the M4, take the exit at Junction 34 toward Llantrisant/Rhondda. At the Miskin Interchange, take the 3rd exit. Then take the first right, following this road for approximately 1 mile before taking another right to continue on this road for another mile. At the end of this road, at the cross junction, the property is the gate situated slightly to the left, directly in front of you. W3W:///covenants.bounding.faster

ACCESS

The land can be access via entrance points from the adjacent Highway. The current vendor is to have access rights over the land by foot or car to visit the Yurt and area that they are retaining.

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

The property benefits from a mains water supply.

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

GUIDE PRICE

£130,000

FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. 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

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

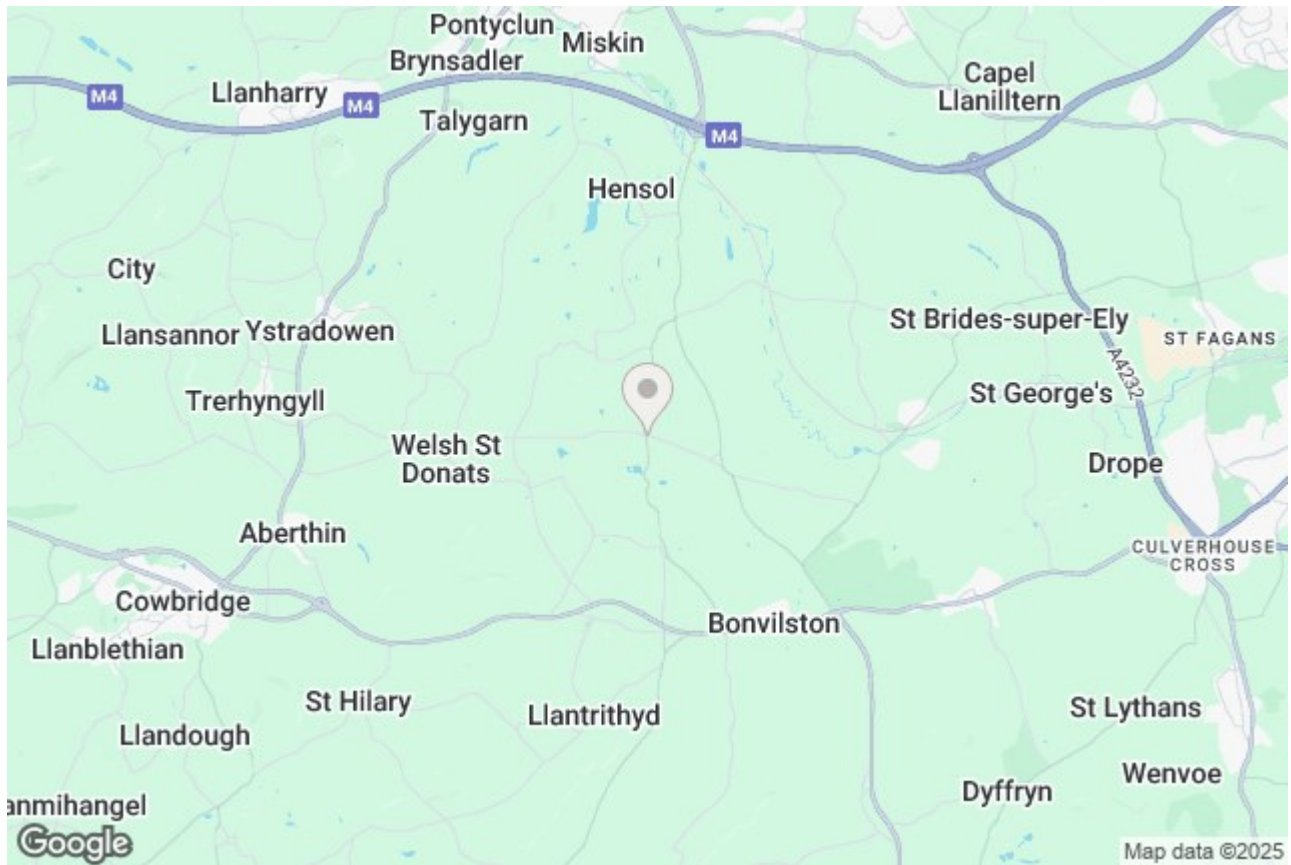
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