



Informal Tender £230,000

Cardiff CF5 6BQ

The land comprises approximately 5.35 acres of flat pastureland to include approximately 1.8 acres of woodland. The property benefits from a large steel framed building approximately 120m<sup>2</sup>, situated on a concrete base. The land is easily mowable with potential considered for agricultural, equestrian and amenity use.

## SITUATION

St Lythans is a small hamlet of around a dozen properties to the heart of the rural vale. It's closest neighbour is Wenvoe Village - about 1.5 miles away - which includes a Church, primary school, village post office and store, three public houses with dining facilities and a golf club. Wenvoe is within approximately 1 miles from Culverhouse Cross where an excellent road network radiates from a roundabout on the western fringe of the City of Cardiff and provides access to Junction 33 of the M4 Motorway for commuting further afield.

## BRIEF DESCRIPTION

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## 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.

## SERVICES

There is currently a water connection and electric supply to the land however no connection has been made to a supplier.

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

## DEVELOPMENT CLAWBACK

The Property is offered for sale subject to a 25%, 25 year development clawback provision in the event of planning permission being granted for non-agricultural or non-equestrian development.

## INFORMAL TENDER

The freehold of the property is offered for sale by informal tender. Tenders are to be submitted in writing in a sealed envelope to Watts and Morgan at 55 High Street, Cowbridge by 12 noon on Friday 21st June 2024. Please note the vendor is not obliged to accept the highest or any offer. Tender forms are available from the agent's office.

## GUIDE PRICE

£230,000

## FURTHER DETAILS & VIEWINGS

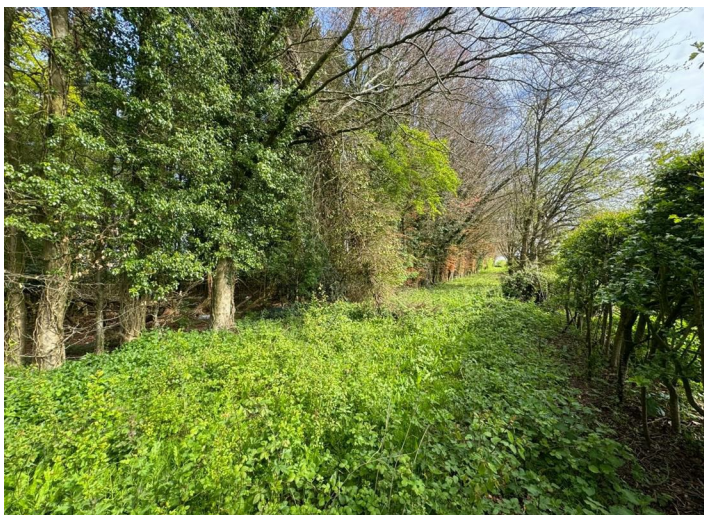
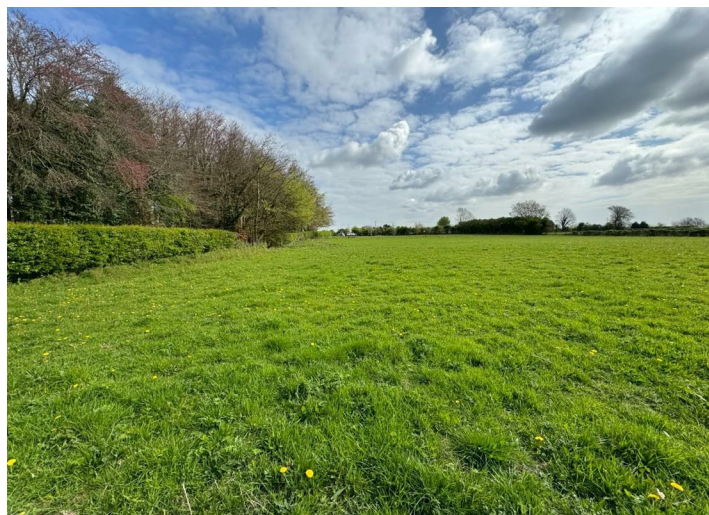
The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

## 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

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)

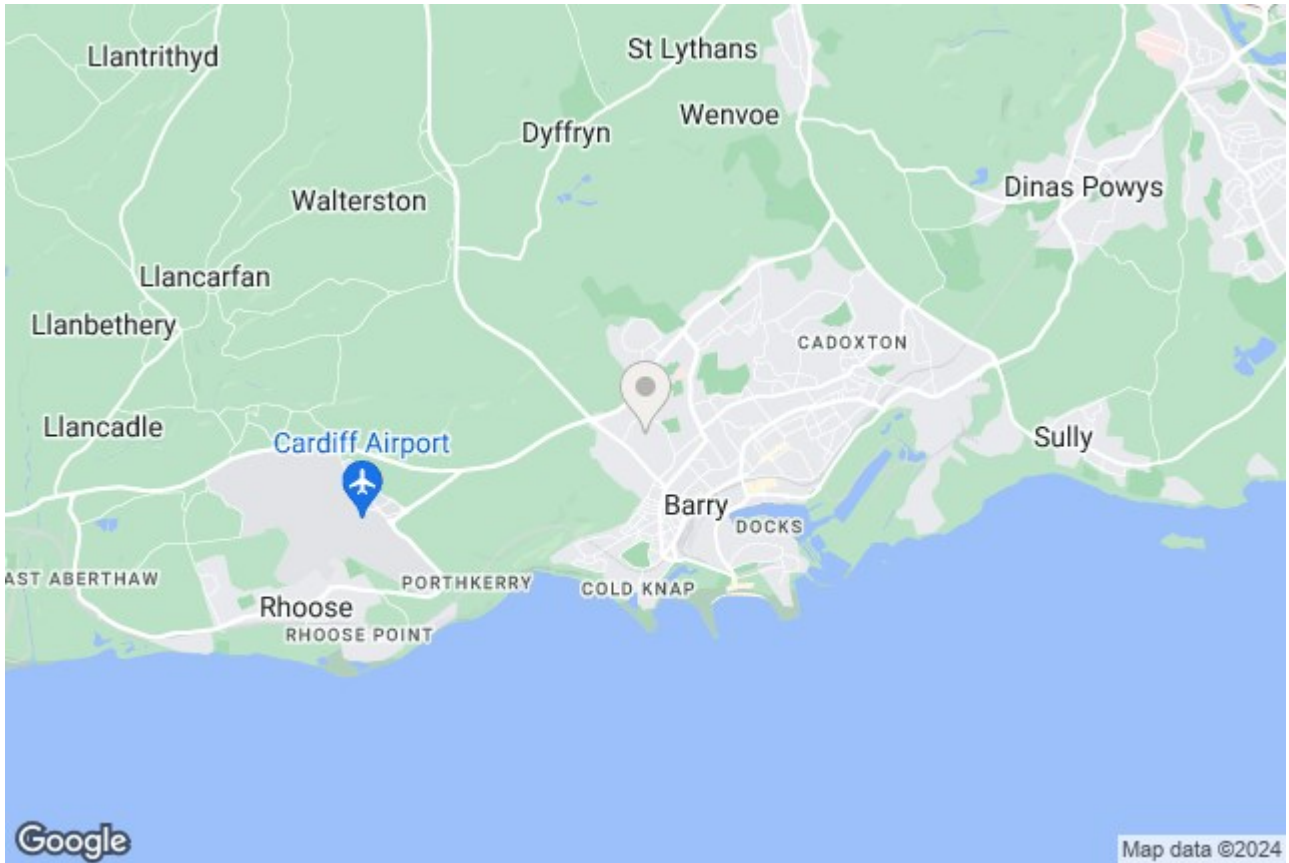
### Penarth

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)

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