



hrt
herbert r thomas

Approximately
14.89 acres

Land on the East Side of
West Street
Broughton
Cowbridge
CF71 7QR
hrt.uk.com

Approximately 14.89 acres
of Agricultural Land and
Stables

By Private Treaty

Guide Price:
£250,000 - £280,000



Approximately 14.89
acres of Land

Block built stables

Individual paddocks

Unique opportunity

For sale by private treaty



Situation

The land is situated to the north of Broughton and south of Wick, within easy reach of a range of local amenities. The property enjoys an attractive rural setting, with good riding facilities nearby, excellent hacking along quiet country lanes and access to the beautiful local beaches.

Description

The property extends to approximately 14.89 acres of level pasture land divided into individual paddocks, as edged red on the attached site plan. The land is suitable for mowing and grazing purposes with potential considered for agricultural, equestrian and amenity use.

There is a concrete secure stable yard comprising the following:

1. **Hay Store** (approximately 32ft x 17.6ft), block built, open fronted with secure tack/feed room and mezzanine floor over providing day living space.
2. **Stable Block** – Of concrete block construction, comprising four 12ft x 12ft loose boxes, each fitted with automatic drinkers.
3. **Pole Barn** – Timber-built pole barn extending to approximately 13ft x 25ft, providing useful additional shelter or an ideal wash box area. Open-fronted onto a concrete yard, with adjacent hardcore standing providing further practical space.

Two timber field shelters provide further shelter for livestock, together with a timber-framed building offering useful additional storage space.

Situated immediately in front of the stable block is a paddock extending to approximately **21m x 31m**. This area may provide an excellent opportunity for the installation of a manège, subject to obtaining any necessary planning consents and approvals

Access

Access is taken directly from the adopted highway via a gravel track.

The generous yard area offers ample space for the manoeuvring, loading and parking of lorries, trailers, horseboxes and other agricultural vehicles.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The property benefits from a mains water connection. The property was previously connected to mains electricity; however, this has since been disconnected. The electrical infrastructure and lighting remain in situ. Prospective purchasers should satisfy themselves as to the nature and adequacy of the services available.

In addition, rainwater harvesting systems are in place, providing an alternative water source for agricultural or equestrian use.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and National Grid Distribution.

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are footpaths crossing the land.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price – £250,000 – £280,000

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Development Clawback

The land will be sold subject to a 40-year Development Clawback Arrangement. The permitted use will be Agricultural or Equestrian. The earlier of the sale of the land with the benefit of planning permission or the implementation of planning permission will trigger the clawback at a rate of 40% of the development value less the current use value.

Method of Sale

The property is offered for sale by Private Treaty. Please contact Emily Flint for more information 01446 776393 / Emilyflint@hrt.uk.com

Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: CF71 7QR

What3Words/// still.objecting.ships

From our Cowbridge office, proceed north-west along High Street (A4222) before turning left onto Llantwit Major Road. Continue on the B4270 towards Llantwit Major, following the road for approximately 3 miles before turning right and then left around Llandow Racetrack. Follow the road network via Wick Road (B4265) and Llan Road before turning onto West Street. Travel for approximately half a mile, where the property will located on your right hand-side.



Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Emily Flint

Tel: 01446 776393

E-mail: EmilyFlint@hrt.uk.com

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