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. W3W:///feeds.prank.longingly

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 exists 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

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

AML
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE
These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.





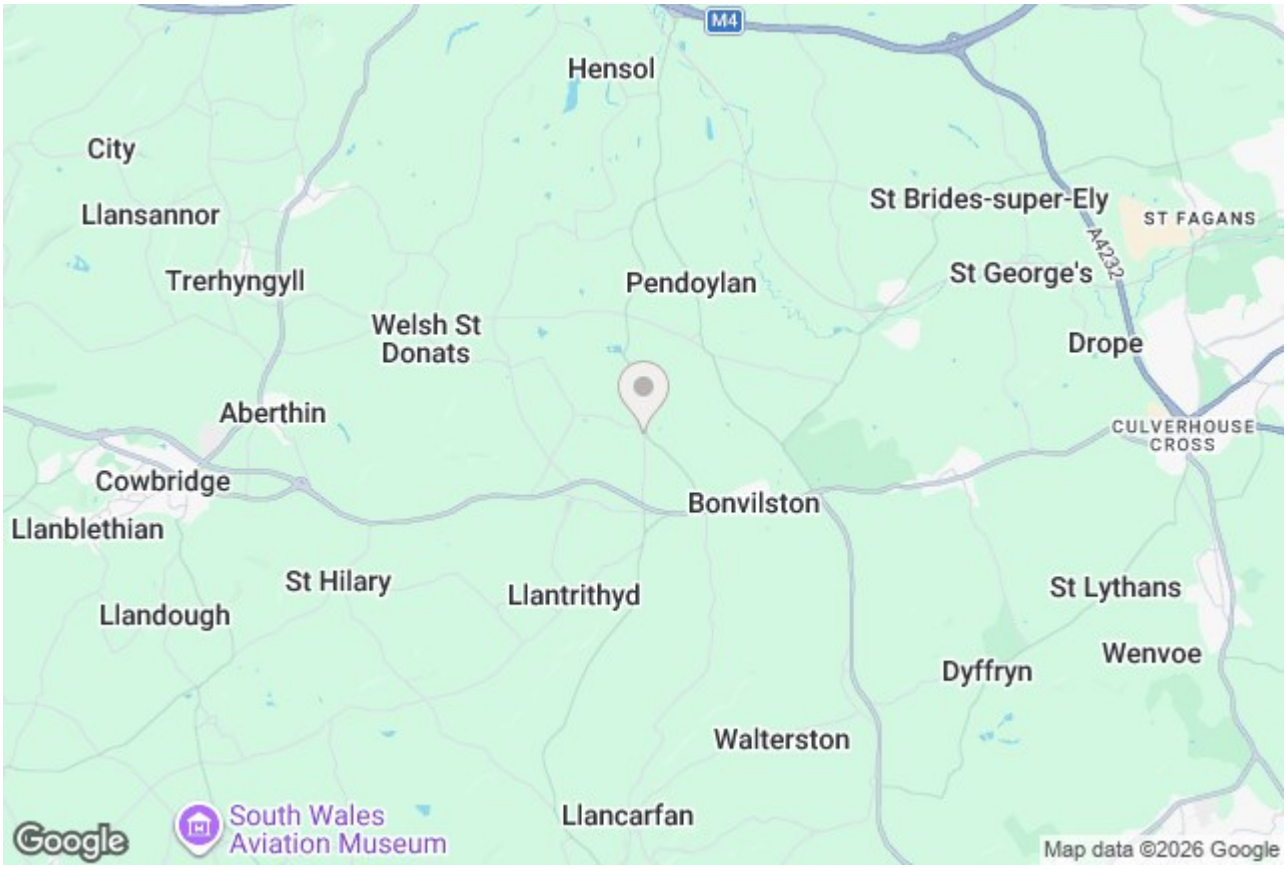
Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

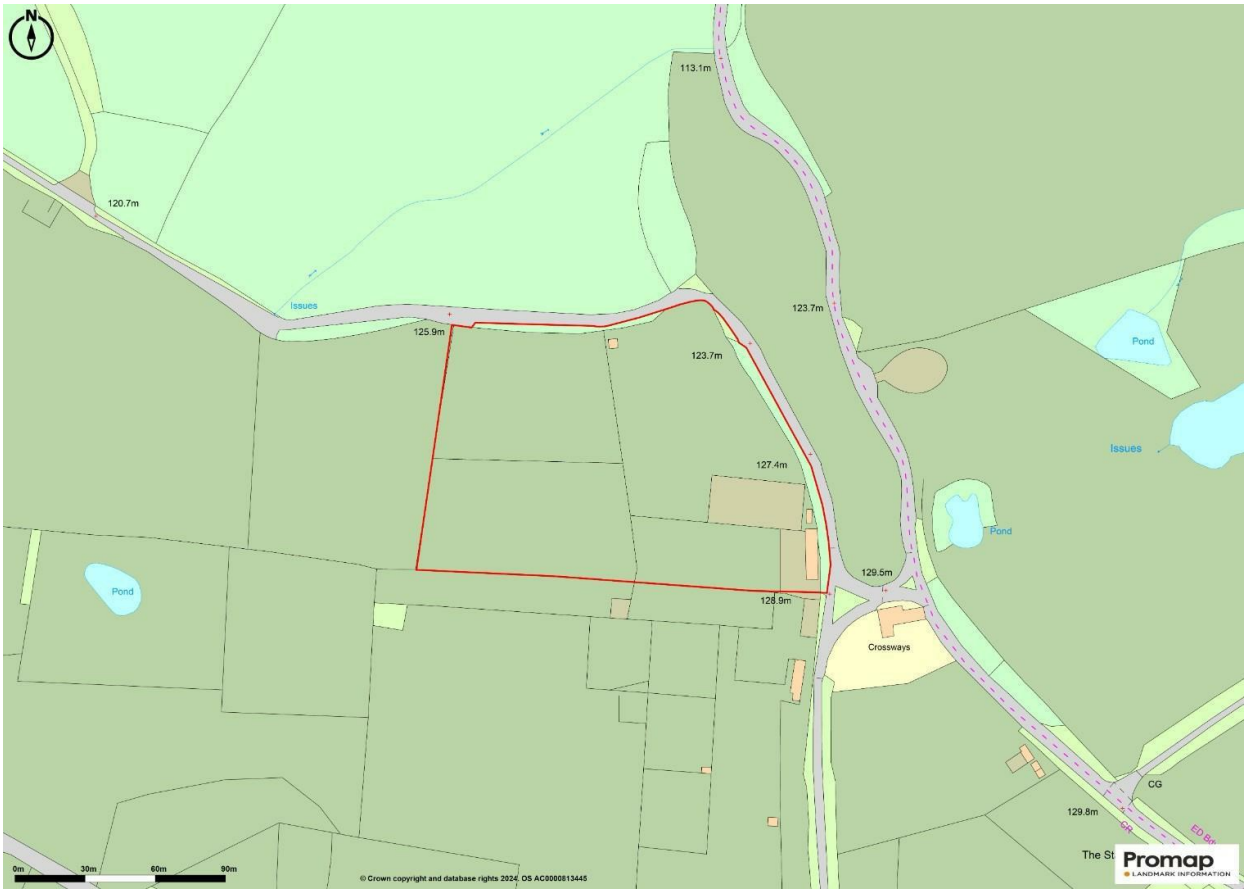
Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

Follow us on

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058. Registered Office 1 Nolton Street, Bridgend, CF31 1BX.
Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

Follow us on

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058. Registered Office 1 Nolton Street, Bridgend, CF31 1BX.
Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.