



hrt
herbert r thomas

Approximately 3.49
acres of land

West Side of Wick Road
Ewenny
Bridgend
CF32 0TN

hrt.uk.com

Approximately 3.49 acres
of Agricultural Land

By Private Treaty

Guide Price:
£65,000 - £75,000



Approximately 3.49 acres
of Land

Rural Location

Unique opportunity

For Sale by Private Treaty

Suitable for Agricultural
and Equestrian Use



Situation

Situated in the rural hamlet of Castle-upon-Alun, the land benefits from an attractive countryside setting in the Vale of Glamorgan. Local amenities are available in nearby St. Brides Major, with the Heritage Coast lying just a short distance to the south. Please see the attached location plan.

Description

The property extends to approximately 3.49 acres of sloping pastureland divided by the Afon Alun.

In the north-eastern corner of the field is a concrete pad measuring approximately 6m x 7m, suitable for the erection of a field shelter or agricultural building, or alternatively for winter out-feeding purposes.

The land is suitable for grazing purposes with potential considered for agricultural, equestrian and amenity use.

The property benefits from access to a network of quiet country lanes, offering excellent hacking opportunities together with easy access to local commons and nearby beaches.

Access

Access to the land is from a field gate off Wick Road, on the eastern boundary.

Access is marked 'A' on the attached plan

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 land does not benefit from any mains services. A natural water supply is provided by the river.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and Western Power 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 no 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.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price – £65,000 – £75,000

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. Nb: There are currently horses on the land.

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

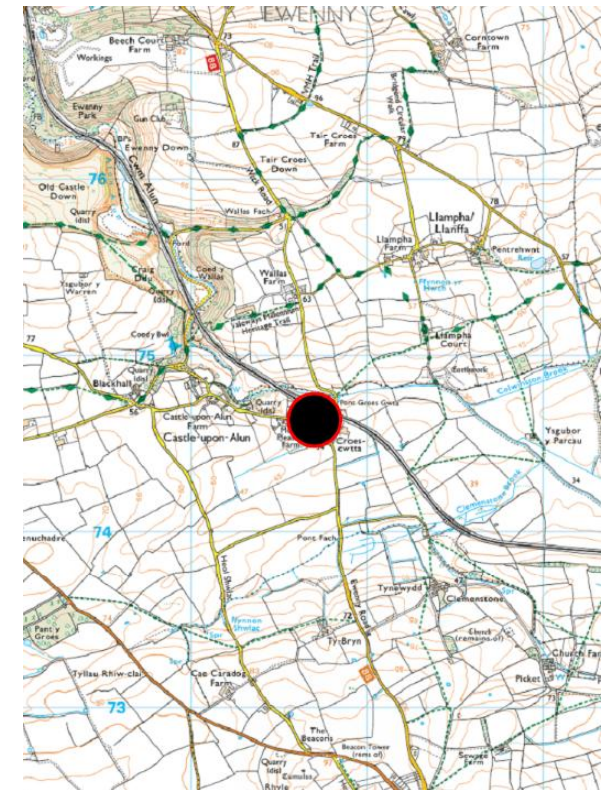
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

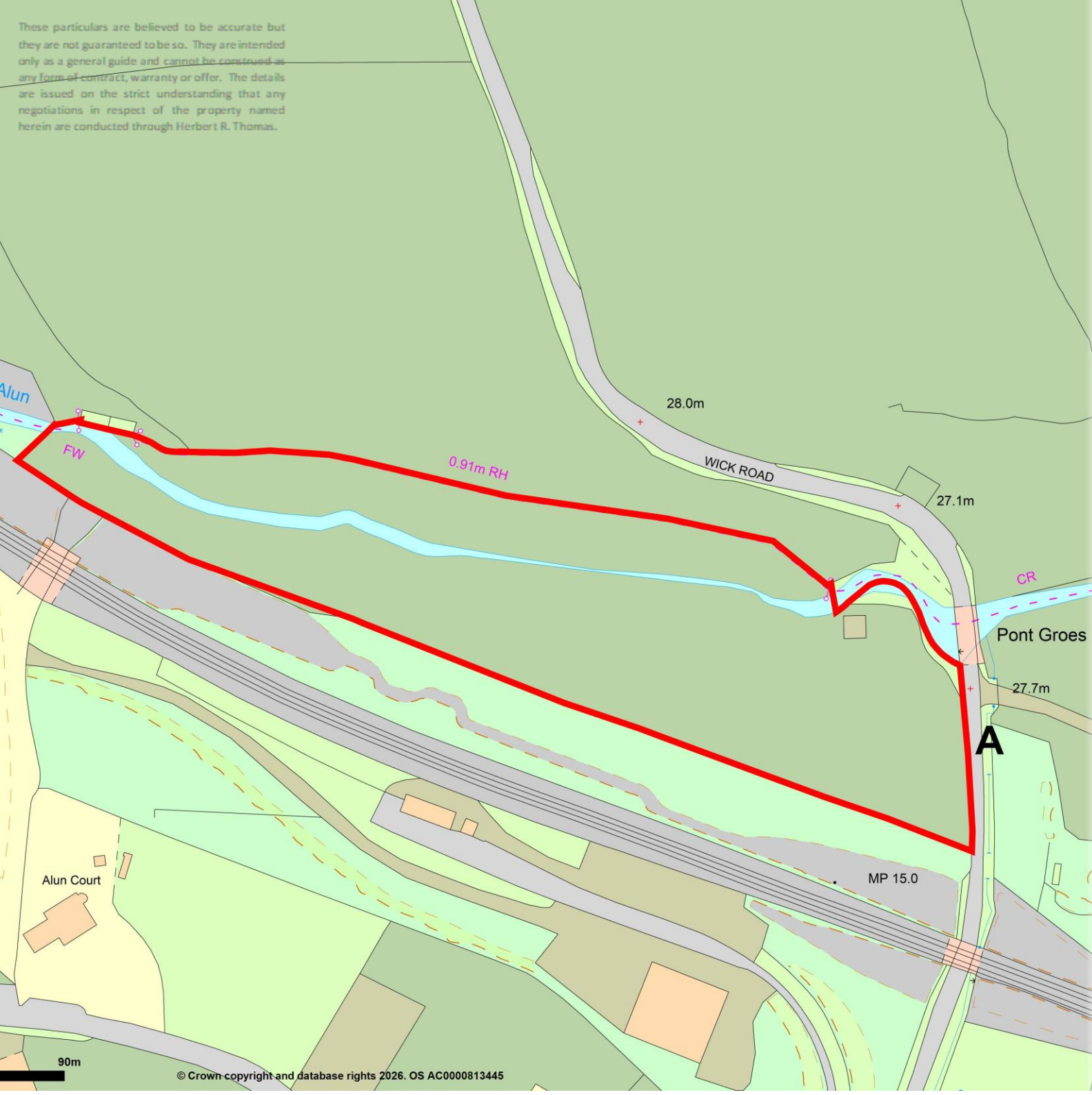
Postcode: CF32 0TN

What3Words:

From Cowbridge Town Centre, take the A48 east towards Bridgend and, after approximately 4 miles, turn left onto the B4524 towards Corntown. Continue through the village and turn left onto Wick Road, continue for approximately 2 miles. The land will be found on the right-hand side, before the railway bridge.



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



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

hrt.uk.com



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