



£10,000

## Mission Road Maesteg CF34 0ND

The land comprises approximately 1.08 acres the land is relatively flat, however it looks to have been unmanaged for a number of years. We are not aware of any public footpaths across the land albeit there does appear to be a tarmac path leading to the local primary school. The land, subject to planning and necessary consents, could potentially allow for develo



### SITUATION

The land is situated in Garth on the outskirts of Maesteg in the county borough of Bridgend.

### BRIEF DESCRIPTION

The land comprises approximately 1.08 acres the land is relatively flat, however it looks to have been unmanaged for a number of years. We are not aware of any public footpaths across the land albeit there does appear to be a tarmac path leading to the local primary school. The land, subject to planning and necessary consents, could potentially allow for development. We are informed that the property does contain some Japanese Knotweed.

### DIRECTIONS

From Junction 36 of the M4, take the A4061 exit to Maesteg A4063 keep following directions to Maesteg along the A4063, on approach to Garth take the next right after Cwm Felin Primary school, follow this road until you see the premier Store on your left, take the left on to Heol Faen road and the immediately left and the property is at the end of this lane.

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### ACCESS

Access to the property is via the northern boundary across an assumed right of way.

### 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.

### FENCING

There is some security fencing in situ, between the land and the primary school, however the purchaser would have the responsibility of assessment for their own needs.

### SERVICES

There are no services at the property.

### BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

### 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. There is a tarmac footpath which runs through the property to the adjoining primary school, however we are not informed that this is a public footpath.

### 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 55a High Street, Cowbridge by 12 noon on Friday 9th January 2026. 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

£10,000

### 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

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#### Cowbridge

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E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

#### Penarth

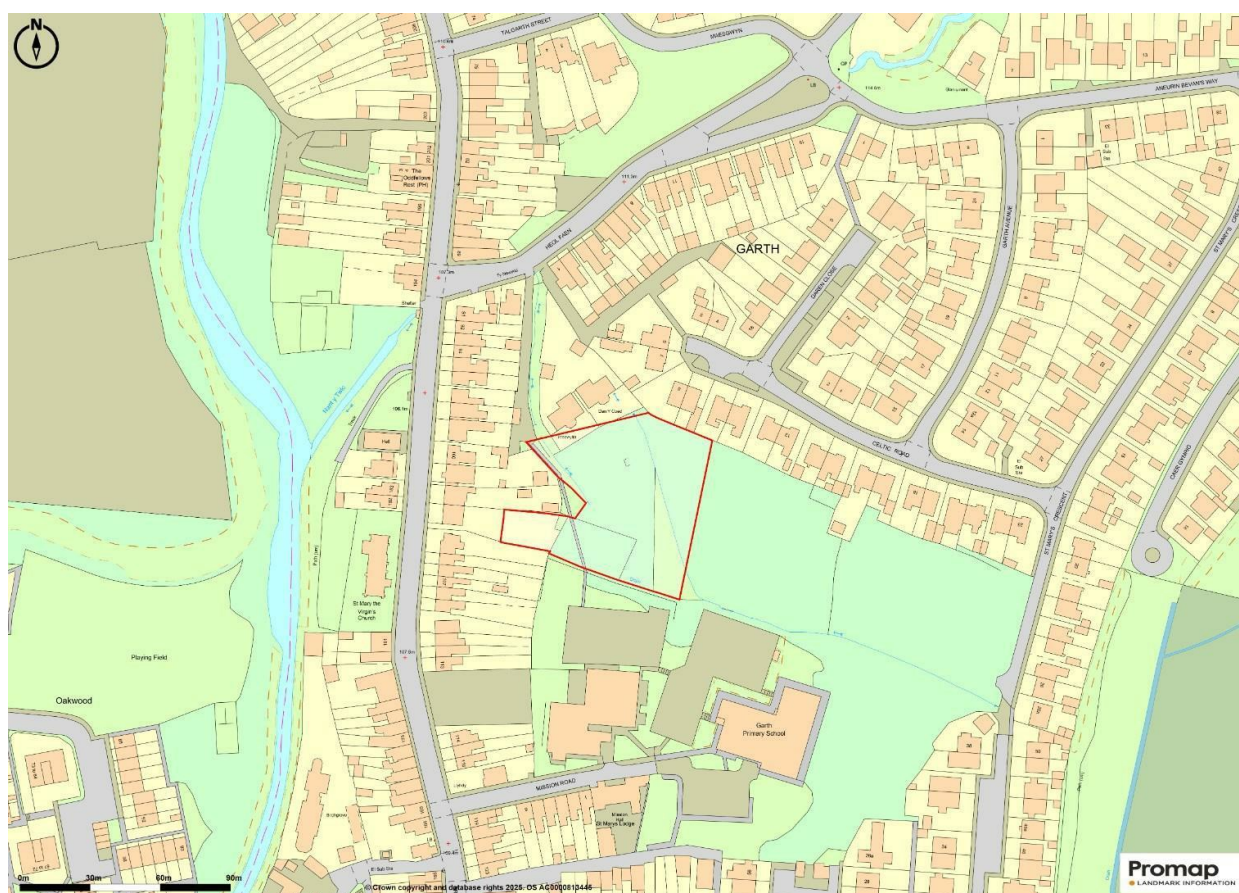
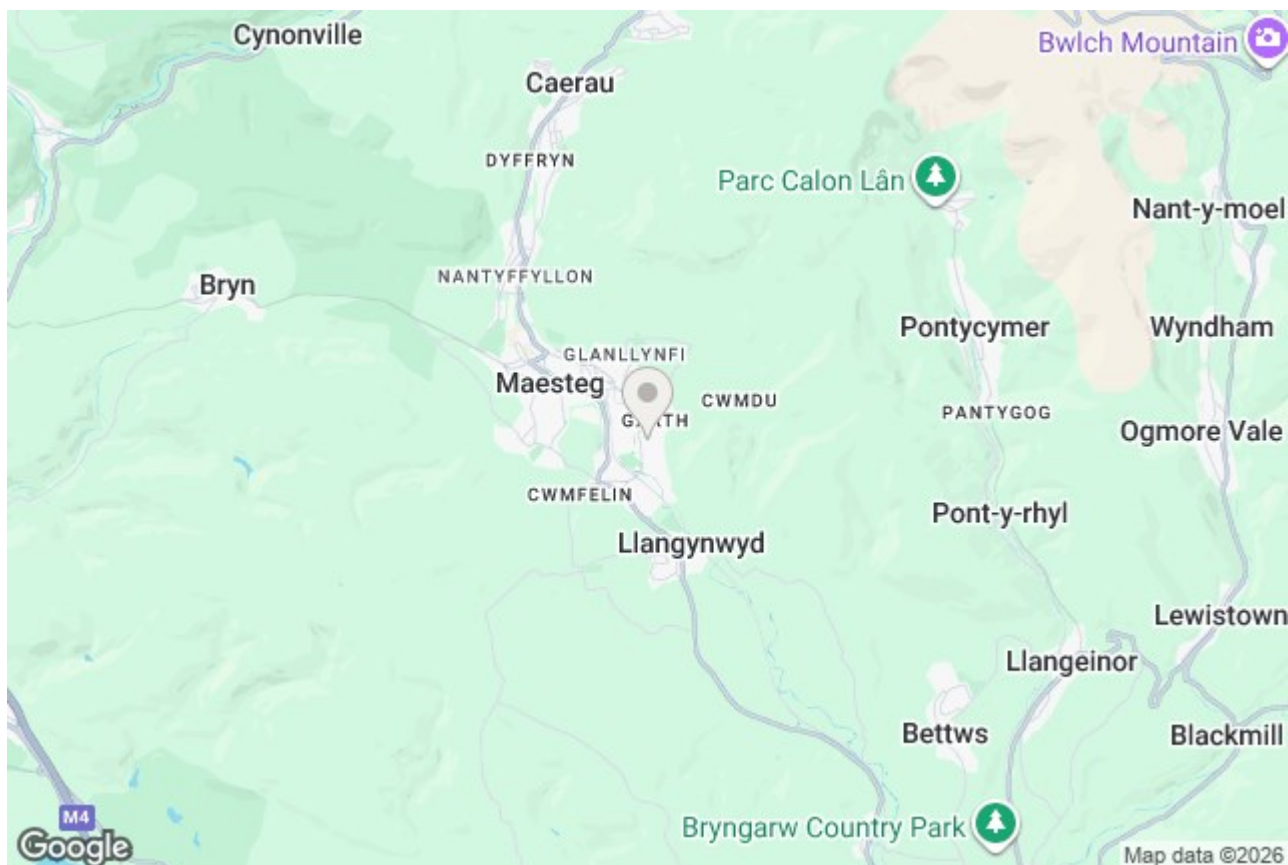
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#### Follow us on







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