Watts & Morgan

For Sale by Private Treaty



Guide Price £50,000

Afan Valley Road, Port Talbot SA12 9HA

The land comprises approximately 5.706 acres which is positioned North facing on a gradual incline. The land has, we are informed, previously been used for keeping game birds, however in recent years it has been left unmanaged, and has become overgrown, with fern, briar and trees.

DIRECTIONS
Exiting Junction 40 of the M4 take the third exit at the roundabout, then at the next round about take the first exit, on to Pen Y Cae Road, travel along this road for around 2.5 miles through the set of traffic lights sign posted to Pontrhydyfen, there is a layby on your left with the entrance to the land around 50m on your left. W3W:///books.wishes.idea

SITUATION
Cwmavon, is a large village and community in the Afan valley in Wales, lying within Neath Port Talbot County Borough, with it being close to Junction 40 of the M4 it is easily accessible, with plenty to do in the local area.

BRIEF DESCRIPTION
The land comprises approximately 5.706 acres which is positioned North facing on a gradual incline. The land has, we are informed, previously been used for keeping game birds, however in recent years it has been left unmanaged, and has become overgrown, with fern, briar and trees. There is a footpath which runs on the western boundary of the land.

ACCESS
Directly of Afan Valley Road, on the southern 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 are currently no services on the property.

BOUNDARIES
The responsibility for boundary maintenance, is not known.

FENCING
As the land has been left unmanaged for sometime, there is no fencing in place.

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. There is a footpath which runs on the western boundary of the land.

GUIDE PRICE
£50,000

FURTHER DETAILS AND 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

HEALTH AND 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





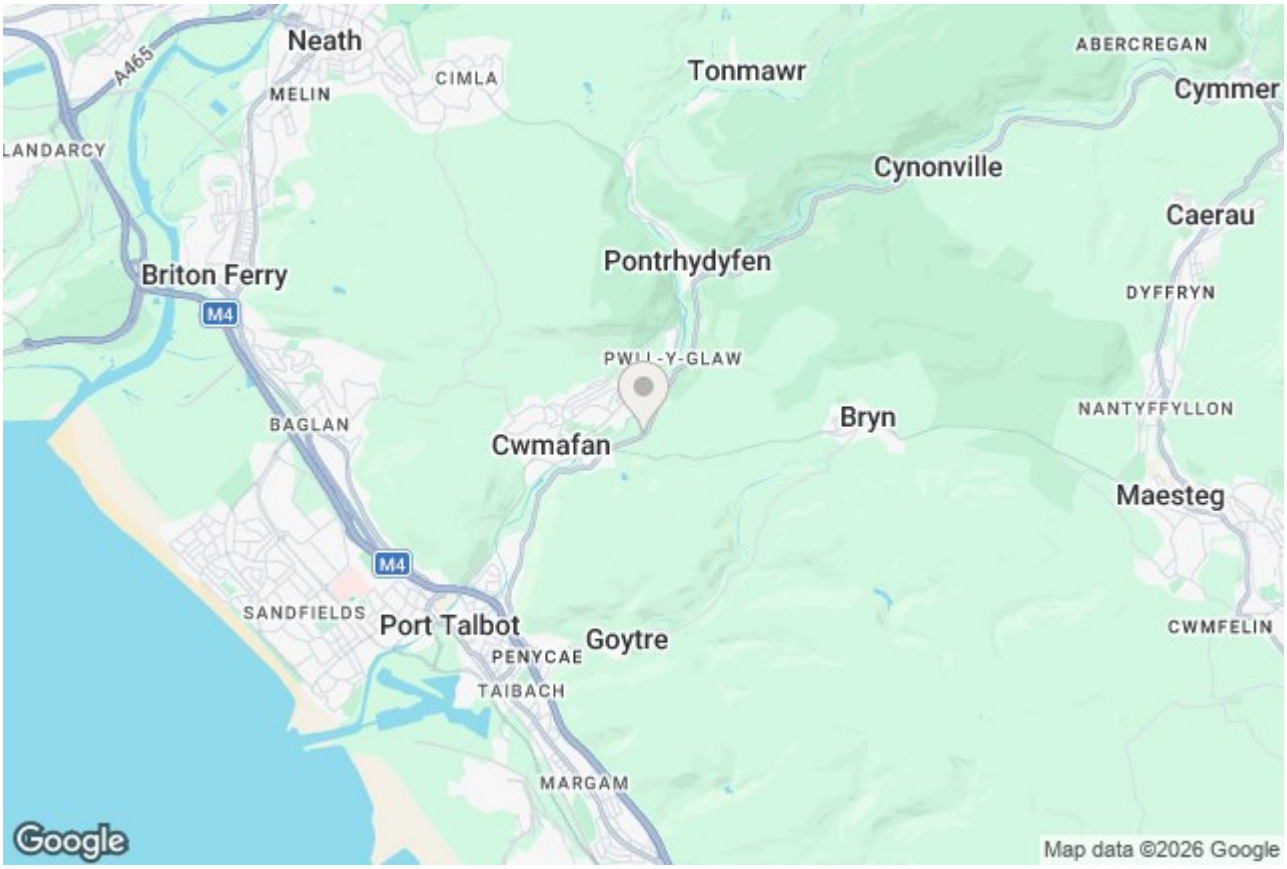
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E bridgend@wattsandmorgan.co.uk

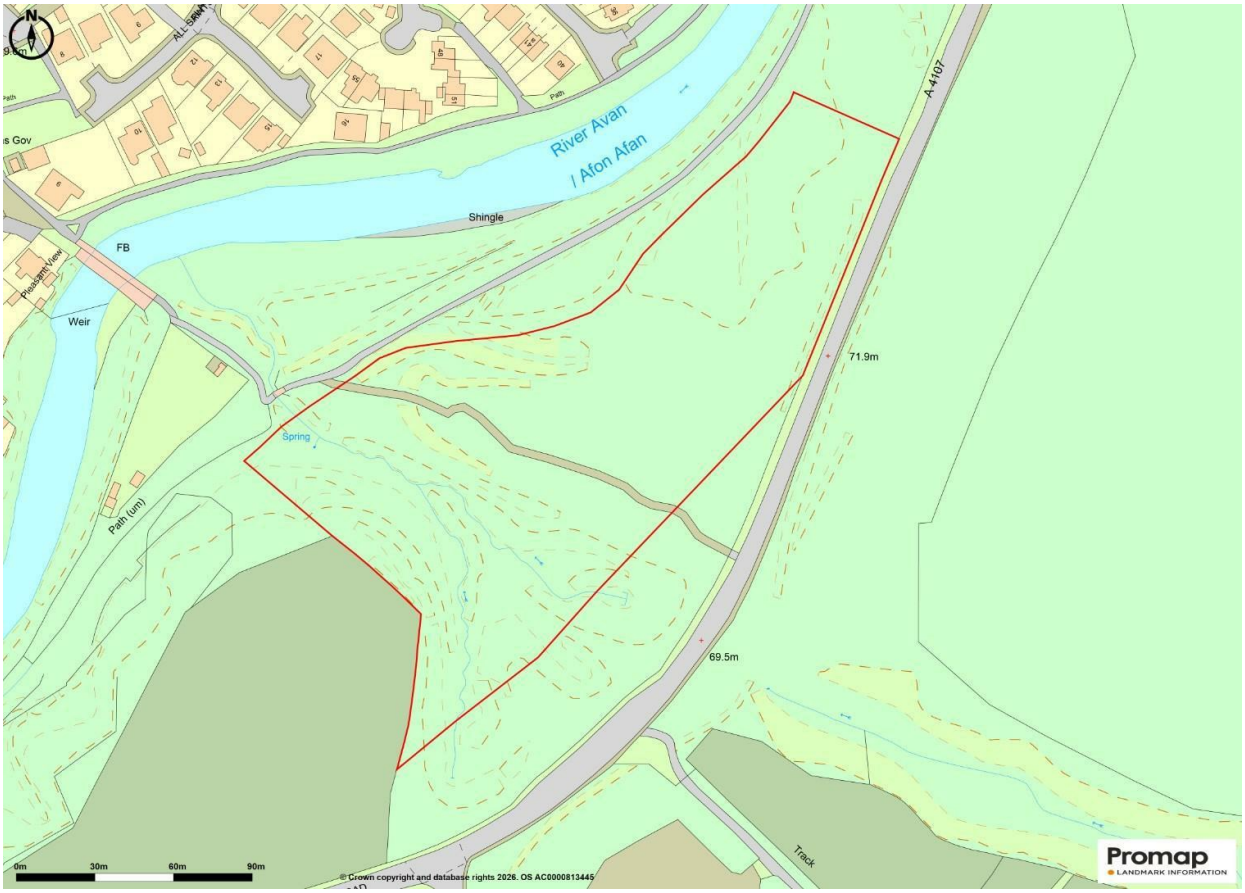
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