



Guide Price £95,000

Pontyclun CF72 8PE

The woodland extends to approximately 1.95 acres (8.59 hectares) of amenity woodland. The property benefits from direct roadside access from the chestnuts on the northern boundary. The property is bound by a bank and a stream. The majority of the Wood comprises of native hardwoods being a mix of tree species including Ash, Beech, Oak, Holly together with self-seeded tree saplings. The Property has not been maintained in recent years. The Property is perfect for those, wanting to own their own slice of countryside, and preserve the local area.

SITUATION

The Property is located on the southern outskirts of Miskin. The Village of Miskin offers a pleasant mix of old character and modern housing, centered around a Church and Village Pub. Pontyclun offers a basic range of shopping facilities and has the added benefit of a Village Railway Station. Nearby the larger Talbot Green / Llantrisant area offers a Leisure Centre and a number of national out-of-town stores.

BRIEF DESCRIPTION

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DIRECTIONS

Travelling from our Cowbridge office, travelling east on the high street, turn left on to Aberthin road at the lights. Continue on this road for approximately 5.3 miles. On entering the village of Pontyclun, after passing the Windsor pub take the right hand turn on to Clun avenue. After 200meters turn right on to Heol Miskin, travelling straight on at the mini roundabout at the next roundabout take the 2nd exit staying on Heol Miskin/B4264 after 100 meters take the left opposite the Miskin Arms on to then the next right on to The Chestnuts. Follow this road around until you reach the woods which are situated in front of you.

W3W://roosters.dial.heats

ACCESS

Access is via the Northern Boundary directly off The Chestnuts, or Via a right of way on the Northern Boundary

TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

PLAN

The plan attached is not to scale and is published for identification purposes only. Whilst every care has been taken its contents cannot be guaranteed.

SERVICES

The property benefits from natural water. Any interested parties are advised to satisfy themselves as to the reliability of any water supply at the property.

BOUNDARIES

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

FENCING

The property is not deemed secure 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 exist over the same or for the benefit of same, whether mentioned in these particulars or not.

GUIDE PRICE

£95,000

FURTHER DETAILS AND VIEWINGS

The property may be viewed at any reasonable time subject to receipt of these sales particulars, 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



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