

# Watts & Morgan

For Sale by Private Treaty



Guide Price £55,000

Cwrt Yr Ala Road Cardiff CF5 5QD



### SITUATION

The land is situated at The Lawns, between Ely and Michaelston Le Pit just off Cwrt Yr Ala Road. Ely is a small community on the outskirts of Cardiff.

### BRIEF DESCRIPTION

The land comprises approximately 0.94 acres which is positioned North Easterly facing on a very slight incline. The land has, we are informed, been used for growing Christmas trees. However the land has been left unmanaged, and has become overgrown, with fern, briar and trees. the neighboring property is used for grazing for small livestock and the dividing fence has been removed for the livestock to forage on this property.

### ACCESS

Entry to the land is on the Northern Boundary, just off Cwrt Yr Ala Road.

### 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

The property is secured with stock proof fencing and hedgerows to the eastern side of the property. However the purchaser would have the responsibility of assessment for their own needs.

### SERVICES

There is mains water on 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 exists over the same of for the benefit of same, whether mentioned in these particulars or not.

### GUIDE PRICE

£55,000

### FURTHER DETAILS & VIEWINGS

The site may be viewed 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.wales](mailto:samantha.price@wattsandmorgan.wales)

### 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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#### Cowbridge

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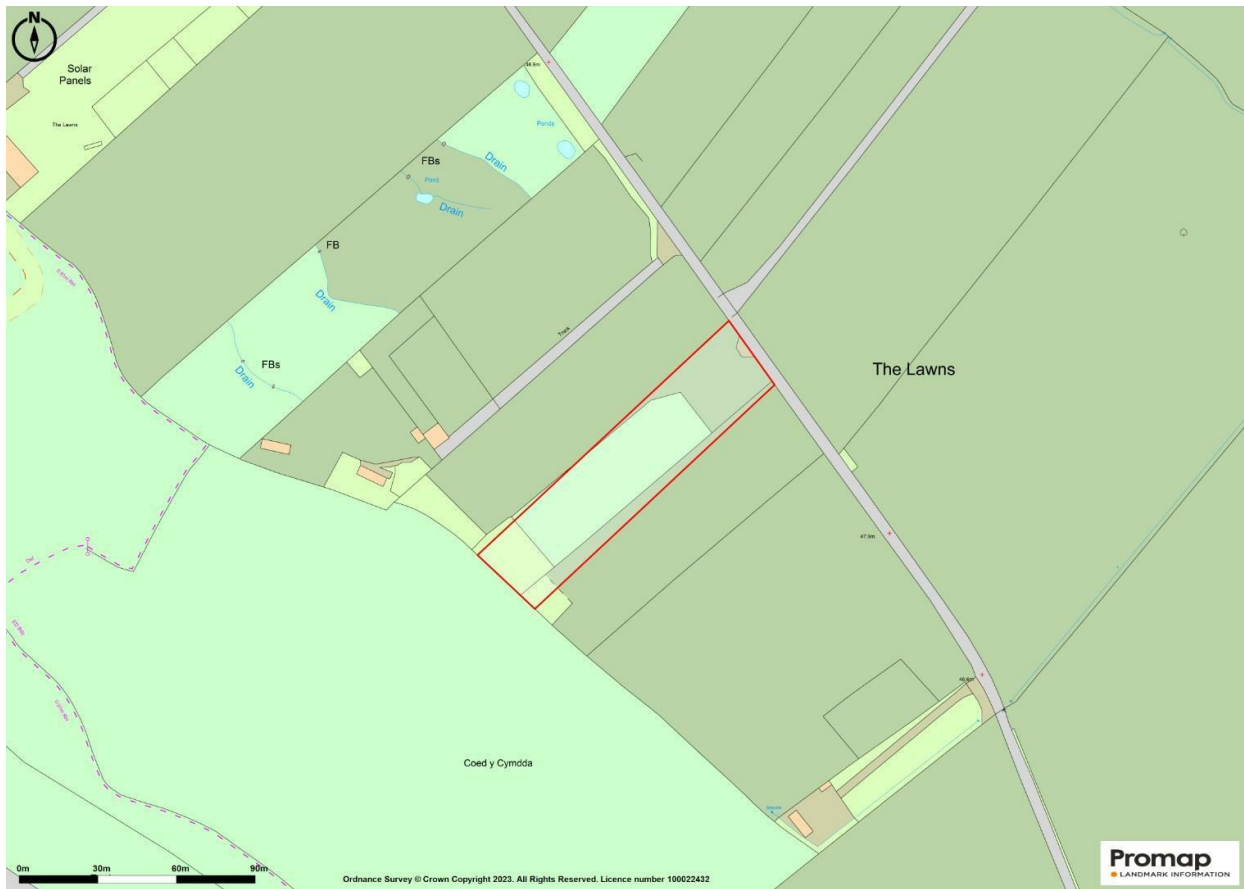
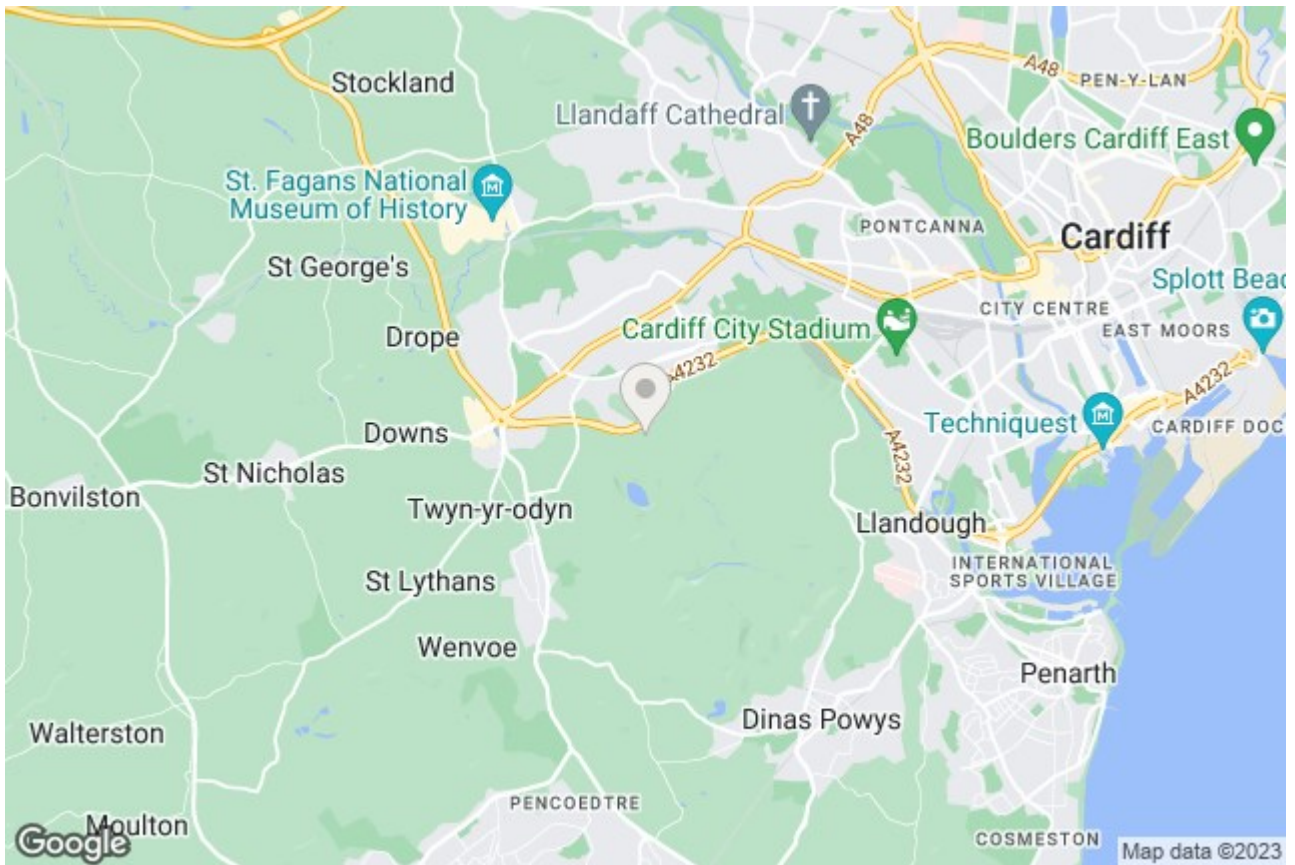
#### Penarth

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