



Guide Price £55,000

Cwrt Yr Ala Road Cardiff CF5 5QD

The land comprises approximately 0.98 acres which is positioned North Easterly facing on a very slight incline. The land is easily mowable with potential considered subject to any planning permission for agricultural, equestrian and amenity use.

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 0.98 acres which is positioned North Easterly facing on a very slight incline. The land is easily mowable with potential considered subject to any planning permission for agricultural, equestrian and amenity use.

DIRECTIONS

From our Cowbridge Office head East towards Culverhouse Cross roundabout, at the roundabout take the At Culverhouse Cross Roundabout, take the 2nd exit onto Cowbridge Rd W/A48 after around 700m take a right on to Heol Trelai then in 200 meters take the right onto Caerau Lane at the end of this lane go under the bridge and left on to Cwrt-Yr-Ala Road. the property is around 450m on your right.

W3W://drape.august.amount

ACCESS

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

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 are no services at the property.

BOUNDARIES

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

DEVELOPMENT CLAWBACK

The land is offered for sale subject to a 30%, 10 year development claw back arrangement.

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.

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 28th November 2025. 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

£55,000

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

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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E bridgend@wattsandmorgan.co.uk

Cowbridge

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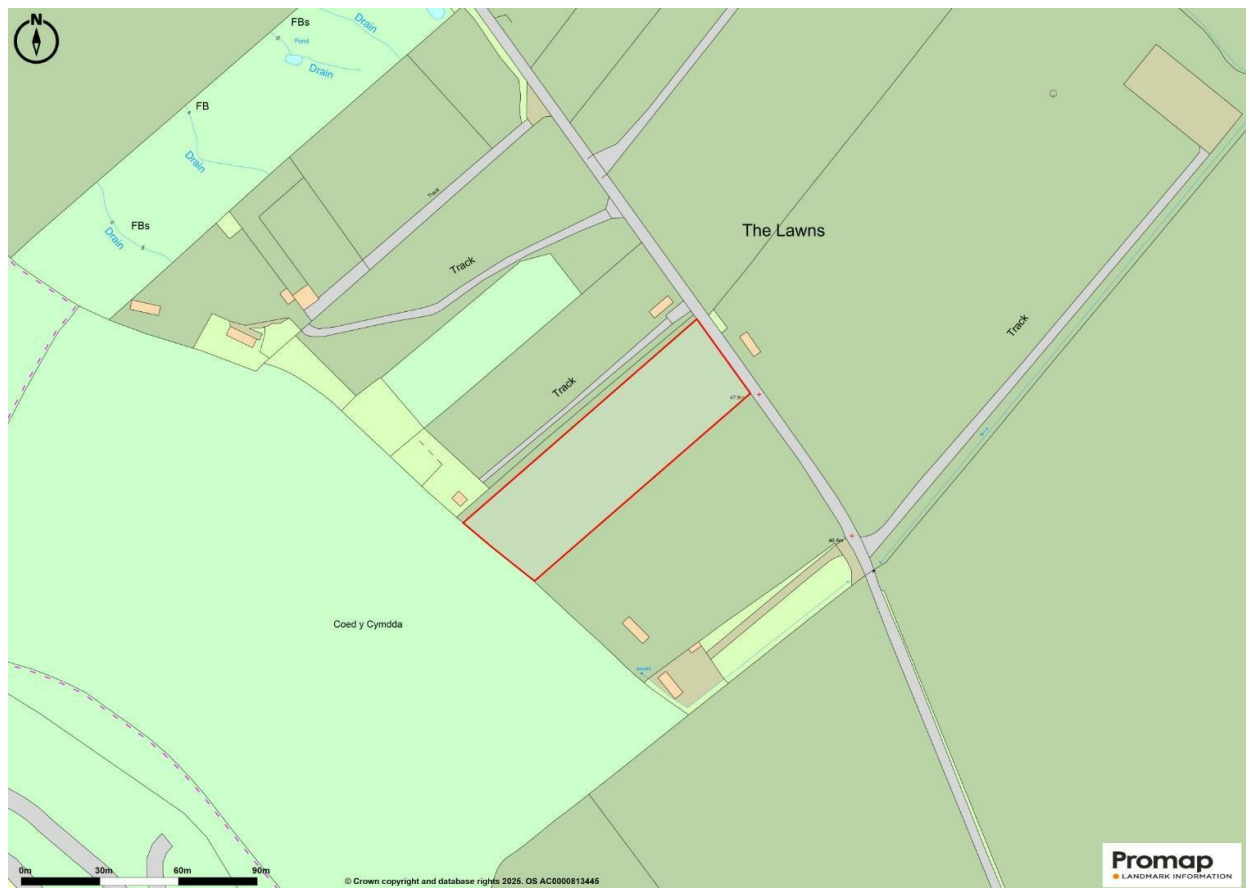
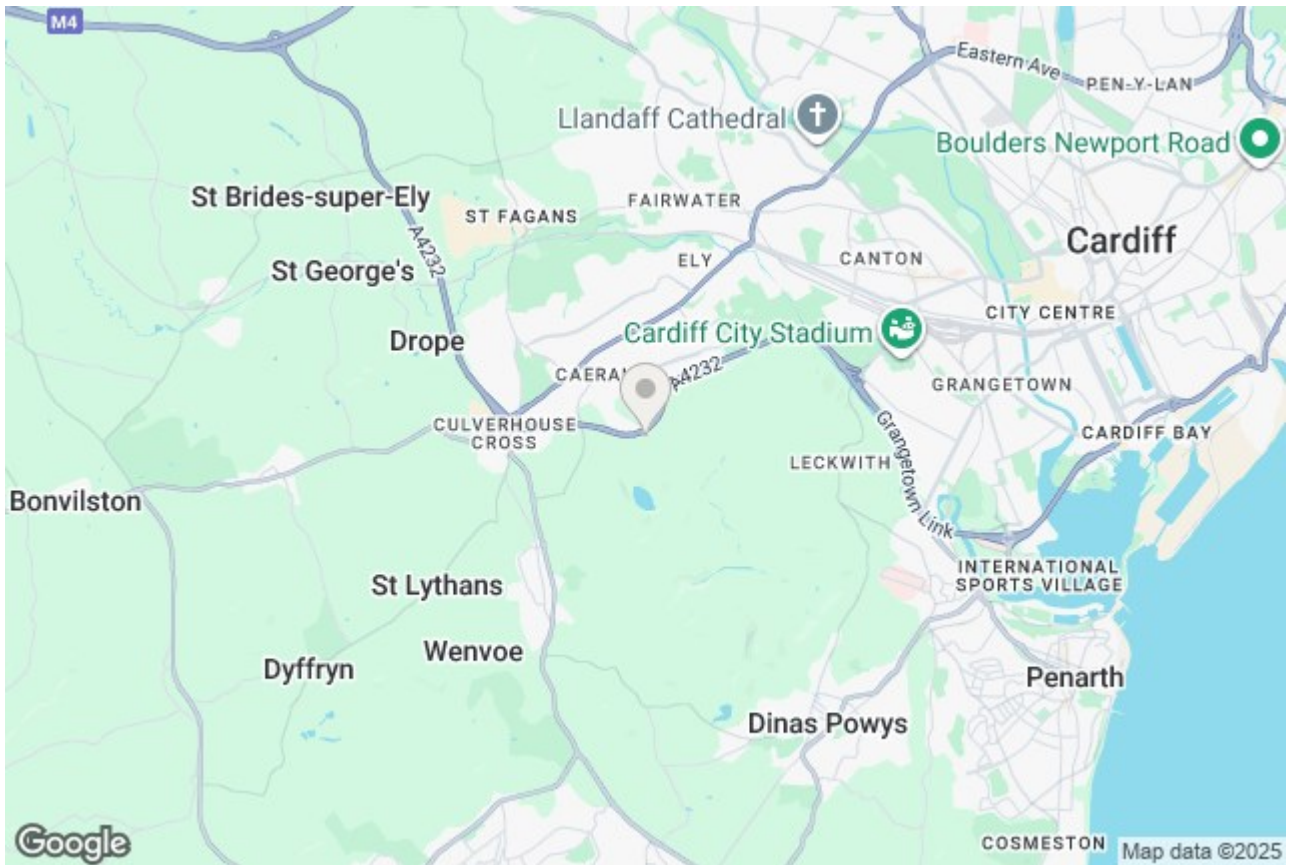
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