



Guide Price £100,000

## Langcross Wood, Leckwith Road CF64 4HG

Langcross Wood extends to approximately 21.23 acres (8.59 hectares) of amenity woodland. The property benefits from direct roadside access from Leckwith Road to the eastern boundary and unnamed Road to the northern boundary across a Right of Way. The property is bound by a bank and is partially bound by post and wire fencing to the northern boundary. The majority of Langcross Wood comprises of native hardwoods being a mix of tree species including Ash, Beech, Oak, Holly together with self-seeded tree saplings. The woodland is designated as a Special Landscape Area. The property is level lying to the northern boundary, sloping in a southerly direction. There is a stream crossing the property.

### SITUATION

Langcross Wood is located on the outskirts of Leckwith to the northeast of the semi-rural village of Michaelston-le-Pit within the county of the Vale of Glamorgan. The property benefits from good transportation links being located approximately 1 mile from the A4232 providing access into Cardiff City Centre and to Junction 33 of the M4 Motorway providing links to Swansea and Bristol.

### BRIEF DESCRIPTION

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### DIRECTIONS

Travelling from our Cowbridge office, heading East along the A48 to the Culverhouse Cross roundabout take the Third exit on to the A4232 Exiting at Leckworth, at the roundabout take the 4th exit on to Leckwith road, Travel approximately ½ Mile take the right on to the Green, the Gate for the land is approximately 200m on your left.

W3W:/// waddled.locals.hidden

### ACCESS

Access is via the Eastern Boundary directly off Leckwith Road, 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 does benefit 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 exists over the same of for the benefit of same, whether mentioned in these particulars or not.

### GUIDE PRICE

£100,000

### FURTHER DETAILS AND VIEWINGS

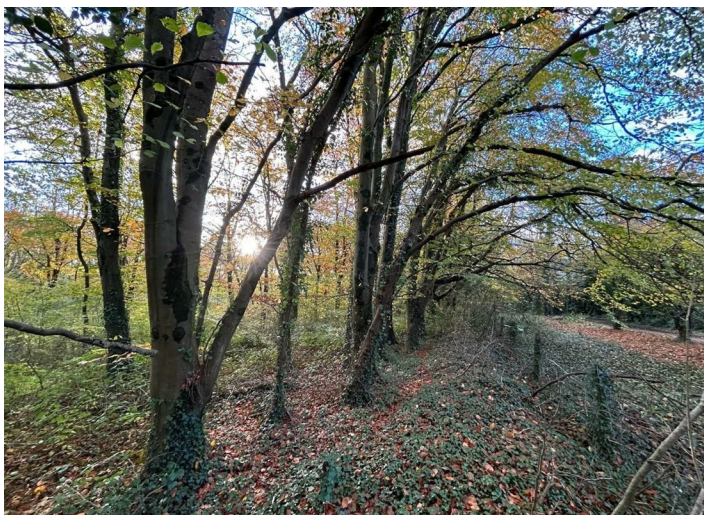
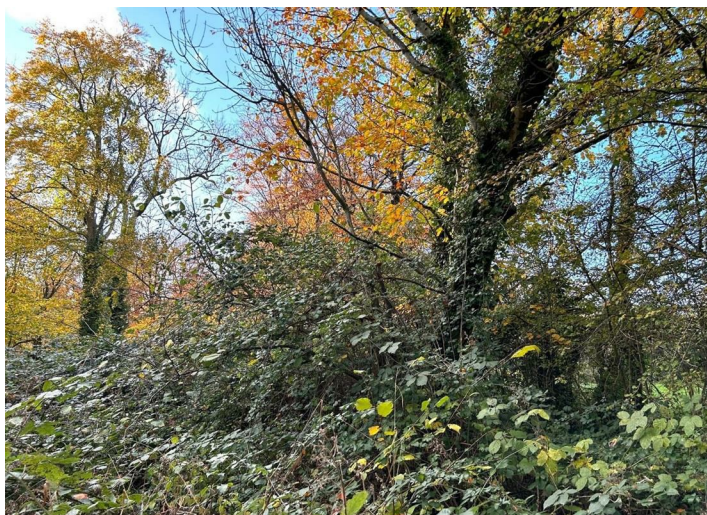
The property may be viewed at any reasonable time subject to receipt of these sales particulars, Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

### 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



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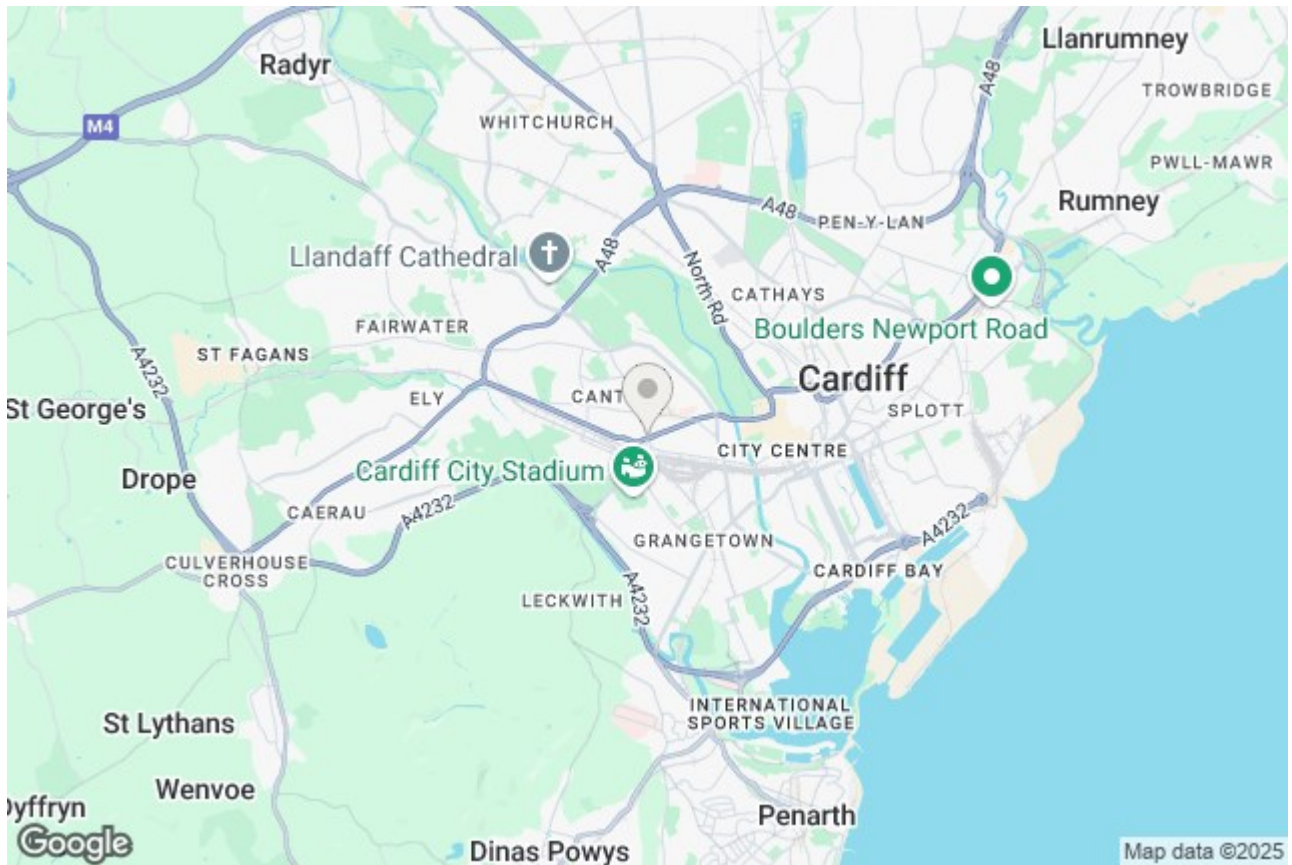
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