



Approximately 6.064 acres of Agricultural Land,
Cowbridge, CF71 7LN



Watts
& Morgan

Approximately 6.064 acres of Agriculture, Cowbridge Area

£200,000 Freehold

null Bedrooms | null Bathrooms | null
Reception Rooms

The property comprises approximately 6.064 acres of pastureland within a single enclosure, as outlined in red on the attached plan. The land is stock proof fenced around its external boundaries. There is a block built shelter on the land which adjoins the neighboring shed. The land is easily mowable with potential considered for agricultural, equestrian and amenity use.

From Cowbridge High Street proceed Westbound towards Bridgend before taking a left hand turning onto the B4270 main road towards Llantwit Major. Follow this road until you reach the 'T' Junction, turn left. Travel along this road for approximately 900meters, the land is located on the right hand side just prior to the row of semi detached properties on Llantwit Major

DIRECTIONS

From Cowbridge High Street proceed Westbound towards Bridgend before taking a left hand turning onto the B4270 main road towards Llantwit Major. Follow this road until you reach the 'T' Junction, turn left. Travel along this road for approximately 900meters, the land is located on the right hand side just prior to the row of semi detached properties on Llantwit Major. W3W://intention.adopting.steroids

SITUATION

The land is conveniently situated adjacent to the B4268 main road between Llysworney and Llantwit Major which lie approximately 1 mile and 3 miles away to the North and South respectively. Cowbridge and Llandow can be reached within 2.5 miles and 1 mile to the East and West respectively.

BRIEF DESCRIPTION

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ACCESS

The land can be accessed via a gate on the Southern Boundary via a small right of way.

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

We are not informed of any services to the land and we recommend the buyer make their own enquiries.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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