

# Watts & Morgan

For Sale by Private Treaty



£175,000

## Lady Mary O'Dover Cowbridge CF71 7RN

This property comprises of 2 wooden stables and tack room/feed room situated on a concrete pad. The stables benefit from a recently refurbished roof. The property is perfect for both Equestrian and agricultural use, all of which is set within approximately 3.394 acres of pasture land. The land is separated in two enclosures the land is considered easily mowable with potential considered for agricultural, equestrian and amenity use.

## DIRECTIONS

Travel east along the A48 from Cowbridge, take the turning right at Pentre Meyrick, then take the first right as if heading towards the village and the land is around 225m on your right hand side.

W3W://migrate.scouts.uncle

## SITUATION

The property is situated in open countryside between and close to, the villages of Pentre Meyrick and Penllyn, conveniently located approximately one and a half miles to the west of the historic Market Town of Cowbridge. It enjoys good road links to Cardiff and Bridgend via the A48; while the M4 motorway (junction 34) lies some 3 miles to the north.

## BRIEF DESCRIPTION

This property comprises of 2 wooden stables and tack room/feed room situated on a concrete pad. The stables benefit from a recently refurbished roof. The property is perfect for both Equestrian and agricultural use, all of which is set within approximately 3.394 acres of pasture land. The land is separated in two enclosures the land is considered easily mowable with potential considered for agricultural, equestrian and amenity use.

## ACCESS

The land can be accessed via a secured gate 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 published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.



## SERVICES

We are informed that there is mains water.

## 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 well maintained 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 of for the benefit of same, whether mentioned in these particulars or not.

## GUIDE PRICE

£175,000

## FURTHER DETAILS & VIEWINGS

Viewings are strictly 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.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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### Penarth

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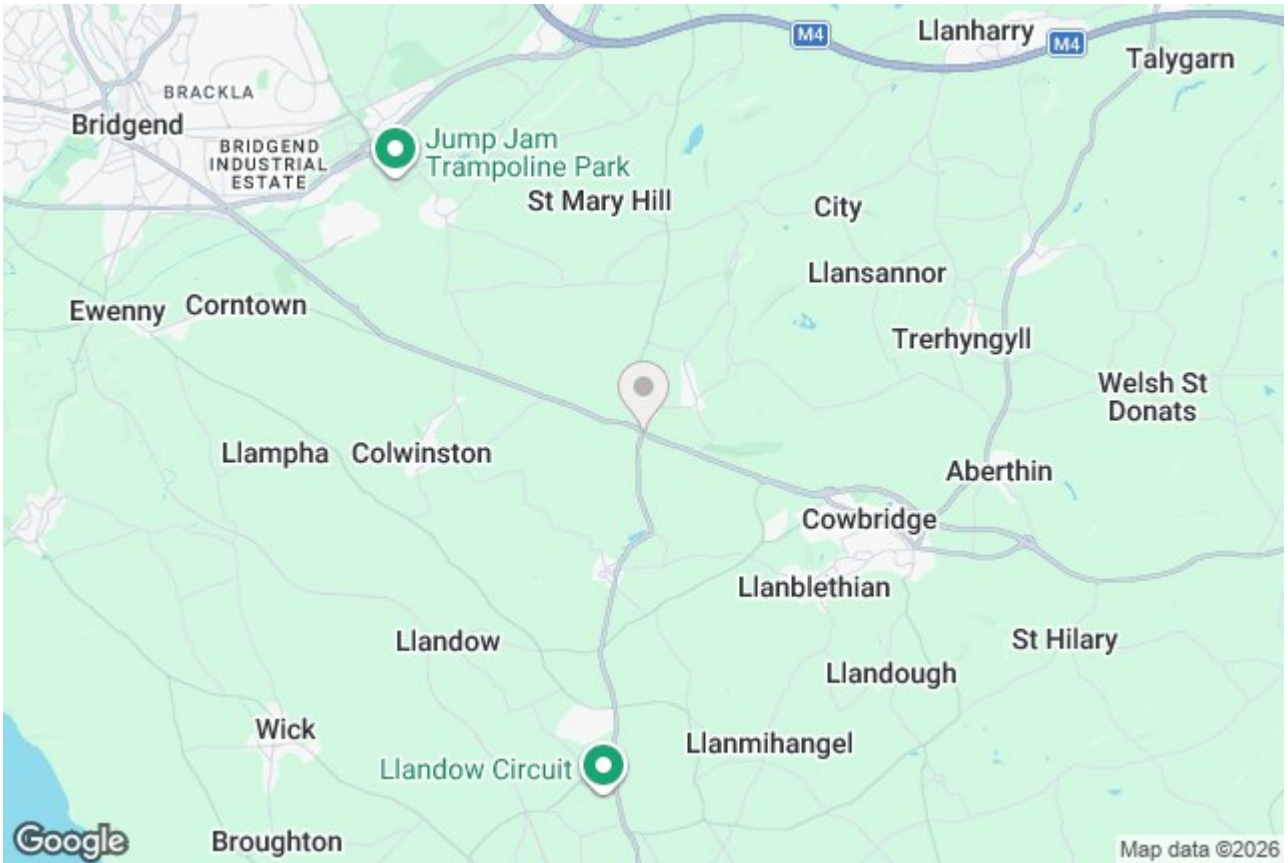
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**Bridgend**

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