Watts & Morgan

For Sale by Private Treaty



Guide Price £90,000

Pontyclun CF72 8JY

The land comprises of approximately 5.29 acres of agricultural land. The land has, we are informed, been recently tenanted, mainly used for sheep grazing and mowing. The land is easily mowable with potential considered subject to any planning permission for agricultural, equestrian and amenity use.

SITUATION
The property is situated in a convenient location within close proximity of Hensol. The land is within some 3 miles off junction 34 of the M4 motorway and within 4.1 miles of Cowbridge Town Centre.

BRIEF DESCRIPTION
The land comprises of approximately 5.29 acres of agricultural land. The land has, we are informed, been recently tenanted, mainly used for sheep grazing and mowing. The land is easily mowable with potential considered subject to any planning permission for agricultural, equestrian and amenity use.

ACCESS
The land is accessed through the gate on the Western 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
There are currently no services to the property.

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

DEVELOPMENT CLAWBACK
The Property is offered for sale subject to a 50%, 14 year development clawback provision in the event of planning permission being granted for development.

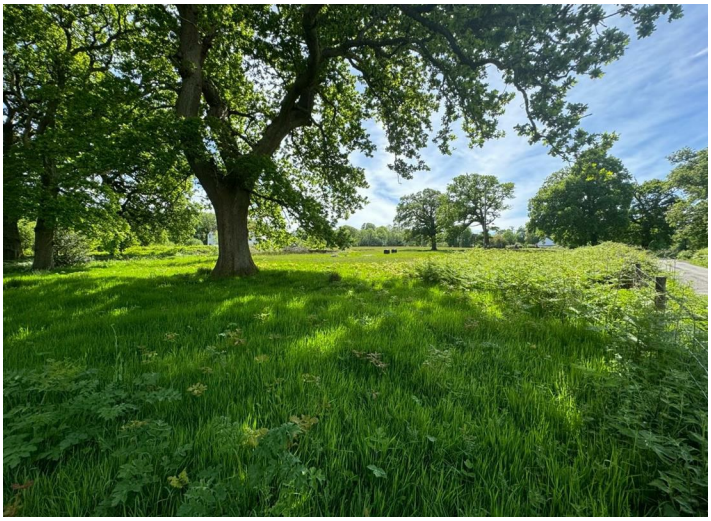
WAYLEAVES/EASEMENTS
The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

GUIDE PRICE
£90,000

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





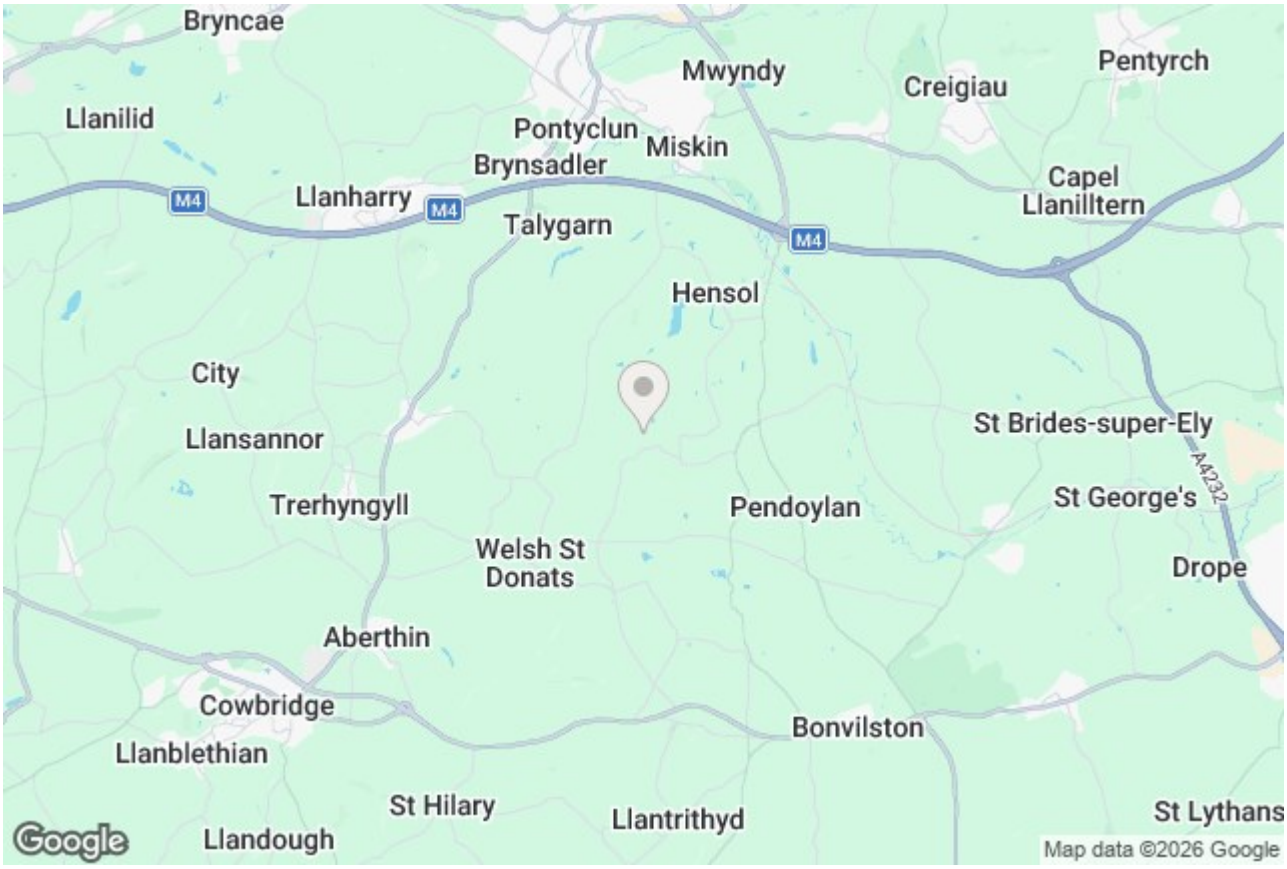
Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

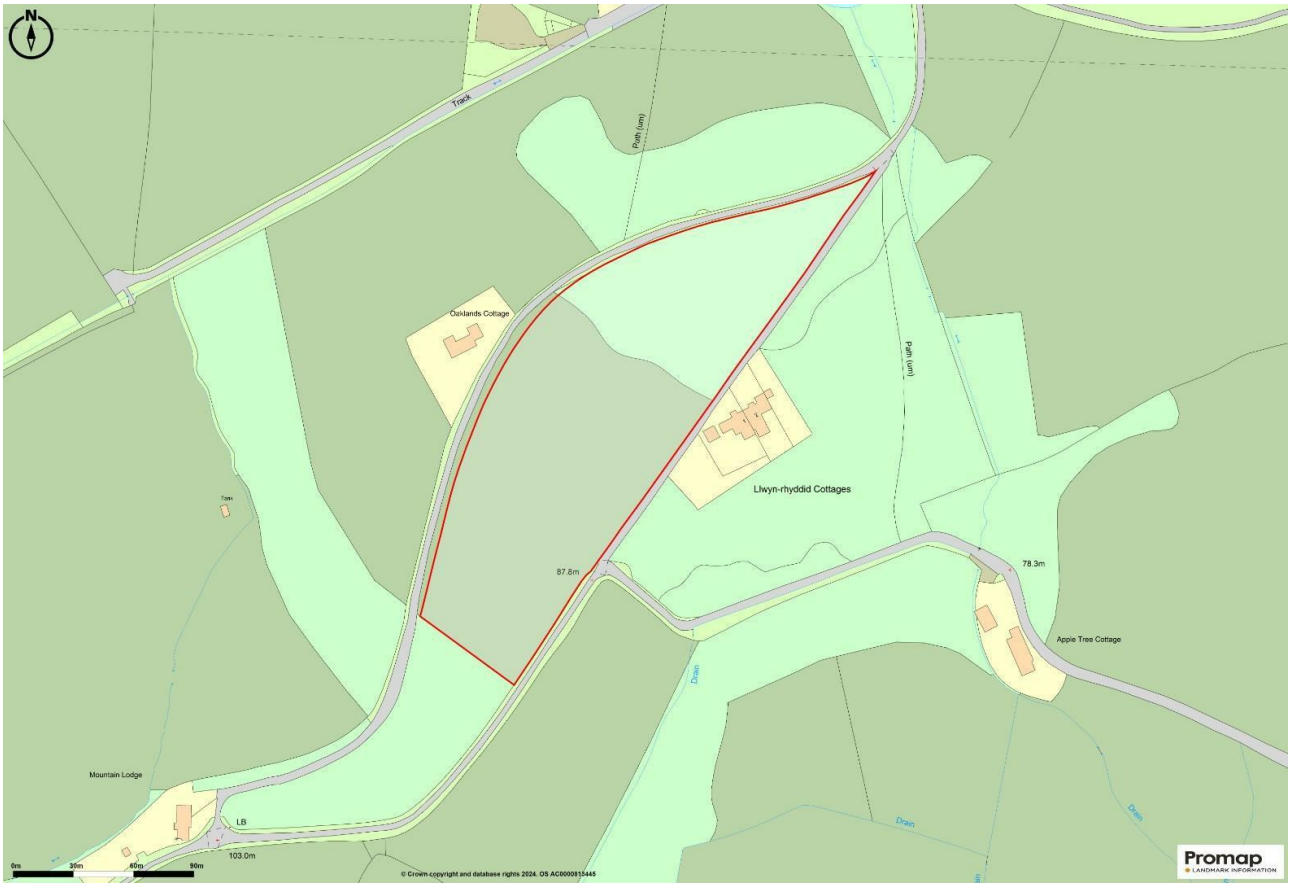
Cowbridge
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Penarth
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