Watts & Morgan

For Sale by Private Treaty

Guide Price £245,000

Barry CF62 3AD

This property comprises of 4 stables very private , large tack room and barn, the property benefits from planning permission for an Olympic sized Manège, under reference 2018/00189/FUL with the Vale of Glamorgan Council, the yard area is a concrete hard standing, with additional graveled area allowing room to park horse boxes/lorry. Further more there is a fenced grass arena which is approximately 40m x 20m. The property is perfect for both Equestrian and agricultural use, all of which is set within approximately 9.25 acres of pasture land. The land is separated in two enclosures and is considered easily mow able with potential considered for agricultural, equestrian and amenity use.

DIRECTIONS

Travel along the A48 from Cowbridge, take the turning right just prior to the Aubrey Arms, then at the t junction turn right, travelling along this lane until you reach the village of Llancarfan taking the left hand turn, then again at the T-junction turning right, travel along this road and at the next T-junction turn right, travel along this road for approximately 400m where you come to a splayed post and rail entrance. on the right hand side. W3W:///visa.soonest.logs

SITUATION

The Village of Llancarfan is positioned within gently rolling countryside and contains a number of period houses, church and public house. Although enjoying the benefits of a rural community, the village is accessible to the nearby Town of Cowbridge. The City of Cardiff is also within reach via the A48 road and the M4 motorway.

BRIEF DESCRIPTION

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ACCESS

The land can be accessed via a secured wooden 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 and electric facilities are installed to be run off a generator.

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 exists over the same of for the benefit of same, whether mentioned in these particulars or not.

DEVELOPMENT CLAWBACK

The Property is offered for sale subject to a 30%, 25 year development clawback provision in the event of planning permission being granted for residential or commercial use including renewable energy development though excluding agricultural or equestrian use.

GUIDE PRICE

£245,000

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

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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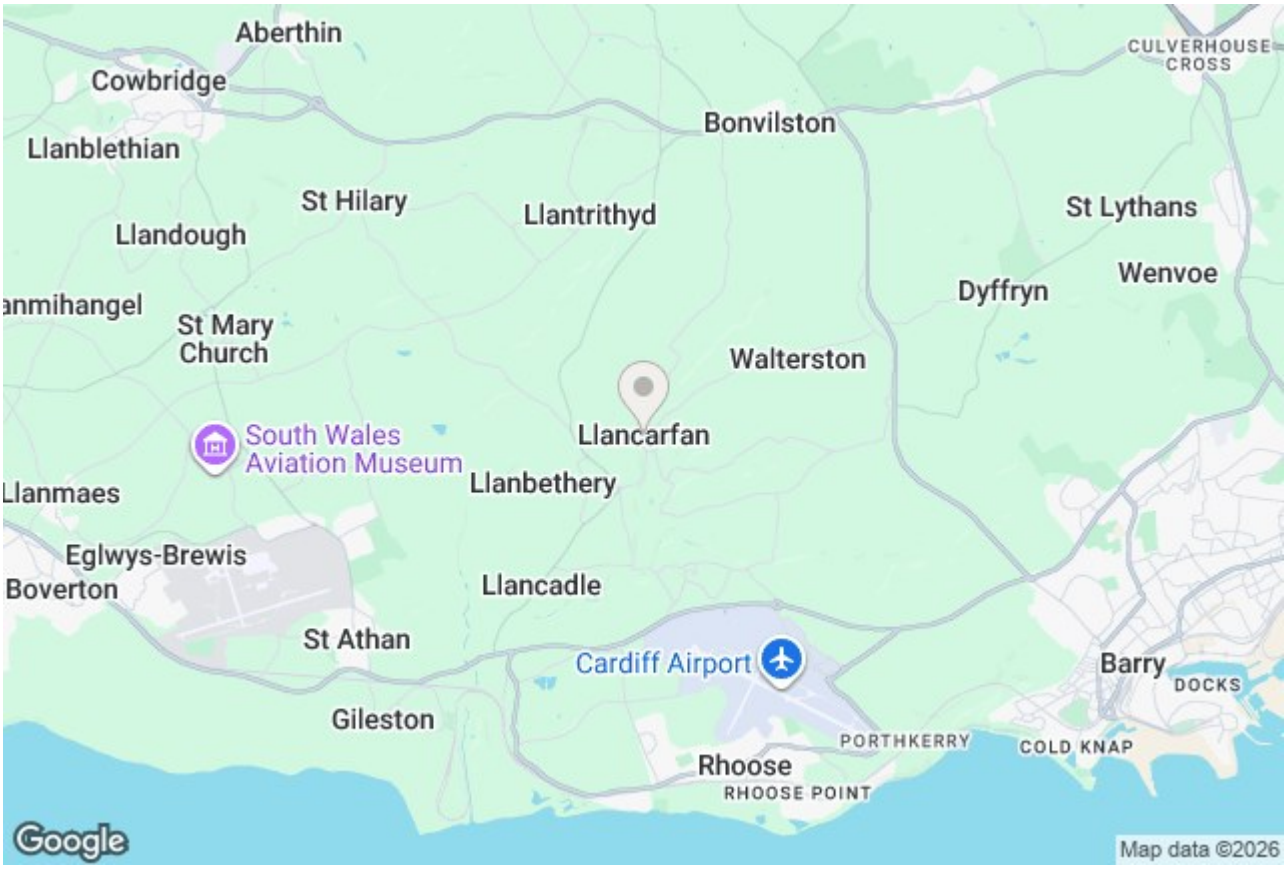

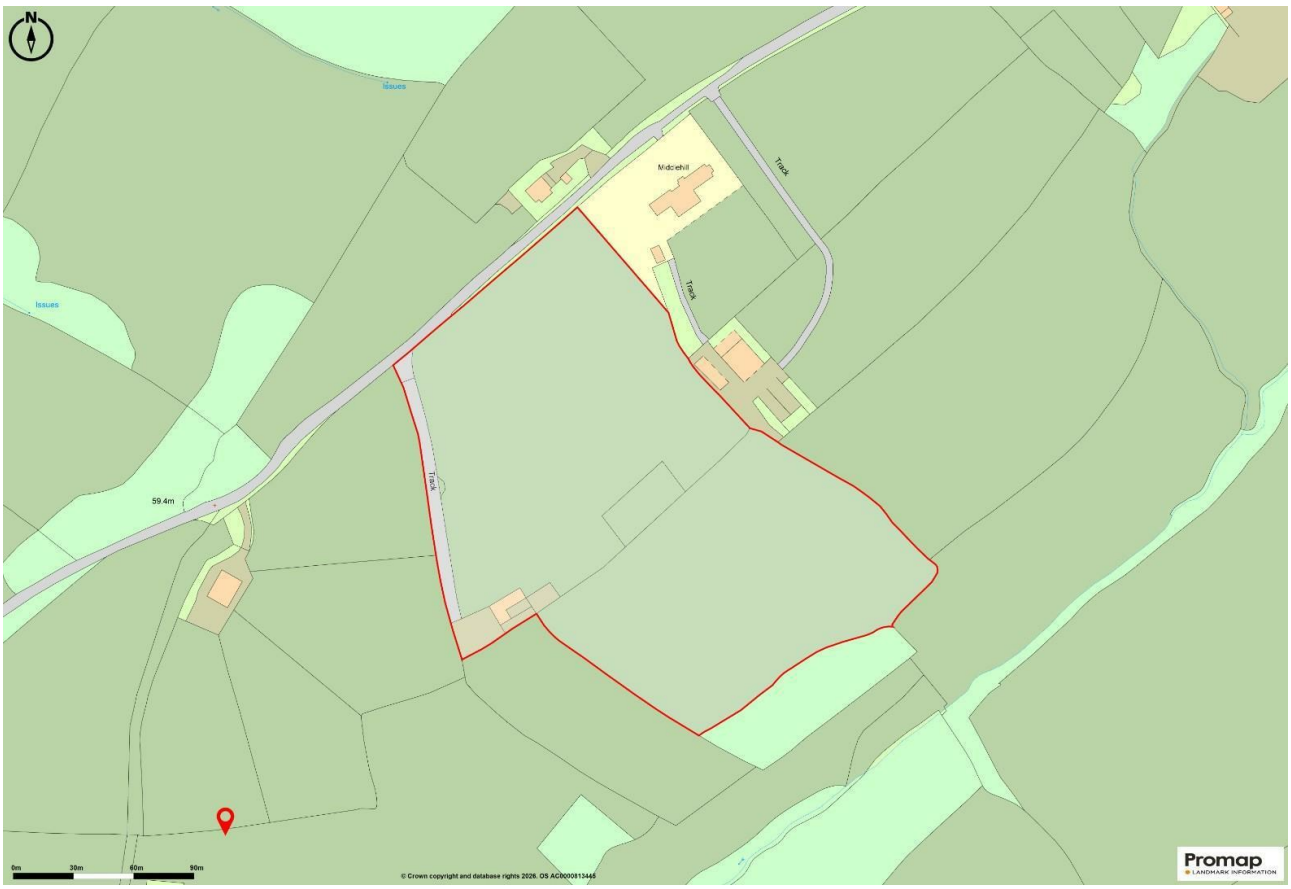

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