



Guide Price £150,000

The Court Bridgend CF35 5BJ

An attractive and beautifully landscaped parcel of parkland-style ground extending to approximately 0.934 acres. Previously enjoyed as outdoor green space, the land offers excellent potential for amenity use, a community garden or the opportunity to embrace “the good life”, subject to obtaining all necessary planning permissions and consents.

SITUATION

The village of Corntown is a popular residential area on the fringe of the Vale of Glamorgan, being approximately one mile from the A48 trunk road which provides convenient access for commuting to the City of Cardiff (some 17 miles) or the town of Bridgend (some 4 miles) or via junctions 35 and 37 of the M4 motorway for commuting to other major commercial centres in the region. A reputable Public House and restaurant 'Golden Mile Inn' is the hub of the village. The adjoining village of Ewenny includes a church and local post office. Cardiff Wales Airport is within a twenty minute drive. There is a main line railway station at Bridgend providing direct access to Cardiff and London. Corntown is in the catchment area for the well regarded Cowbridge Comprehensive School.

BRIEF DESCRIPTION

An attractive and beautifully landscaped parcel of parkland-style ground extending to approximately 0.934 acres. Previously enjoyed as outdoor green space, the land offers excellent potential for amenity use, a community garden or the opportunity to embrace "the good life", subject to obtaining all necessary planning permissions and consents.

DIRECTIONS

From our Cowbridge office at 55 High Street, proceed west through the town and join the A48 towards Bridgend. Continue for approximately 5 miles, descending the hill towards Ewenny, then turn left where signposted for Ewenny and Corntown. Follow the B4524 into Corntown, passing the cricket ground and the entrance to the sports field. Take the next right into The Court, where the property will be found.
W3W:///movies.clap.speech

ACCESS

The land is accessed via a gateway on the southern 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 is deemed secure with fencing 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

£150,000

FURTHER DETAILS & 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

HEALTH AND 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

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Cowbridge

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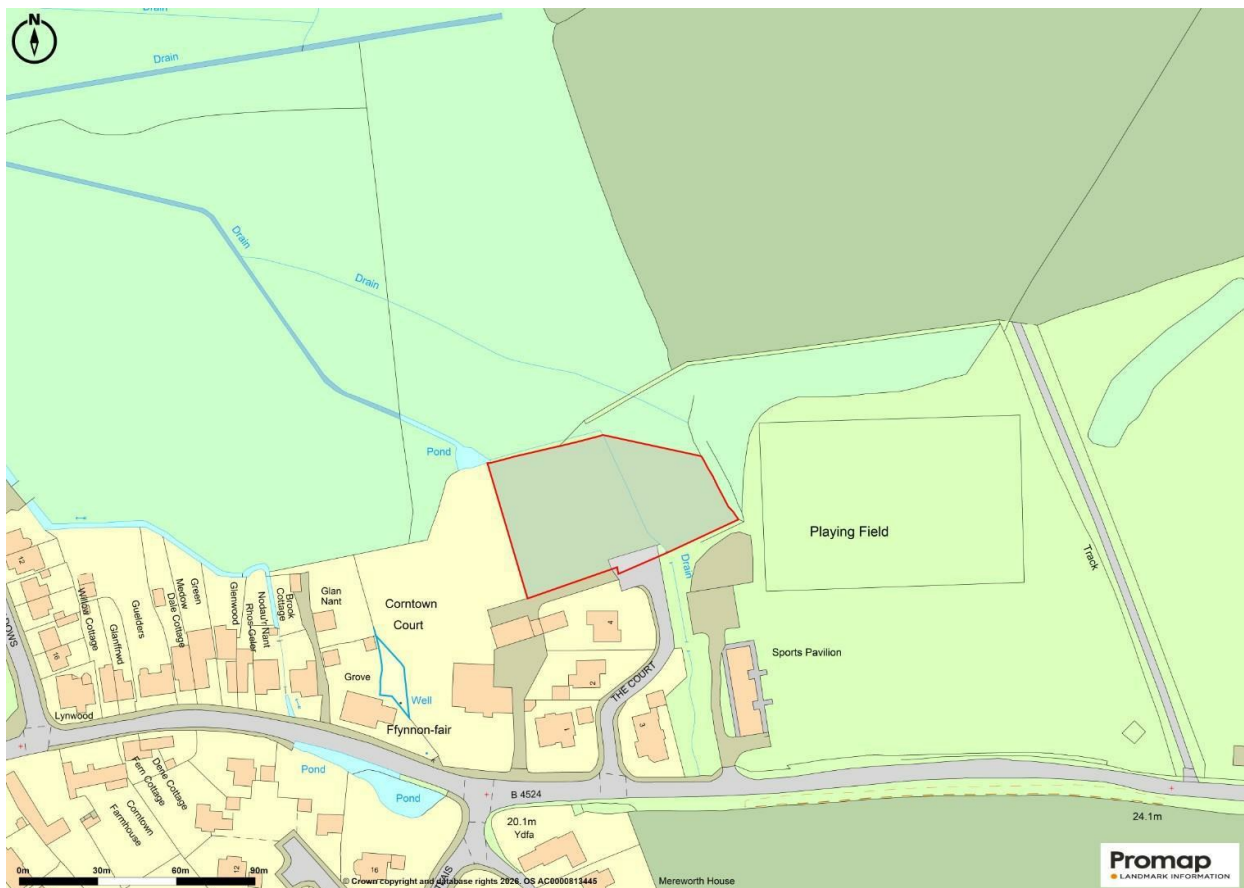
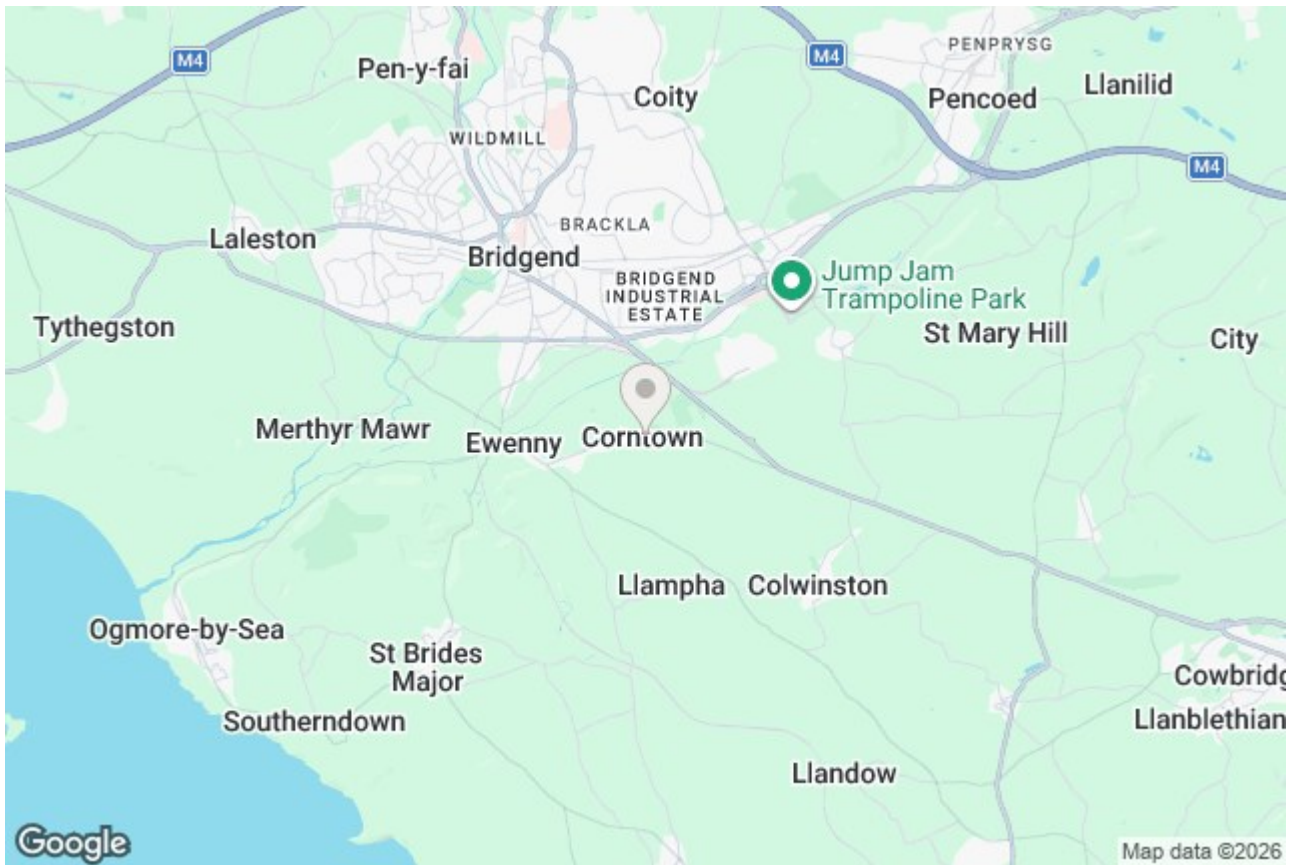
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