

# Watts & Morgan

For Sale by Private Treaty



Guide Price £80,000

Church View Cowbridge CF71 7JJ

The land comprises of approximately 1.6 acres of flat pastureland. The land is easily mowable with potential considered subject to any planning permission for agricultural, equestrian and amenity use

### SITUATION

Llanblethian has long been regarded as one of the Vale of Glamorgan's foremost residential areas offering as it does a very pretty Village-style setting with a combination of individual old and new houses and narrow winding Streets. The Market Town of Cowbridge is within walking distance and offers an excellent range of local facilities including a wide variety of shops - both national and local - library, health centre, quality restaurants and public houses, leisure facilities and well regarded schools at all levels.

### BRIEF DESCRIPTION

The land comprises of approximately 1.6 acres of flat pastureland. 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 Southern Boundary.

### DIRECTIONS

From our Cowbridge Office, proceed along High Street in a westerly direction. Turn left onto Llantwit Major Road and, after about 3/4 of a mile, turn left at The Cross Inn Public House. Travel into the village of Llanblethian, and the field is on the left hand side prior to church view.

W3W://wires.falls.foreheads

### 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 supplied to the property.

### 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

### 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. A third party landowner has the benefit of a right of way across the access to this property.

### DEVELOPMENT CLAWBACK

The Property is offered for sale subject to a 80%, 14 year development clawback provision in the event of planning permission being granted for non-agricultural development.

### OFFERS IN EXCESS OF

£80,000

### 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](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



#### Bridgend

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#### Cowbridge

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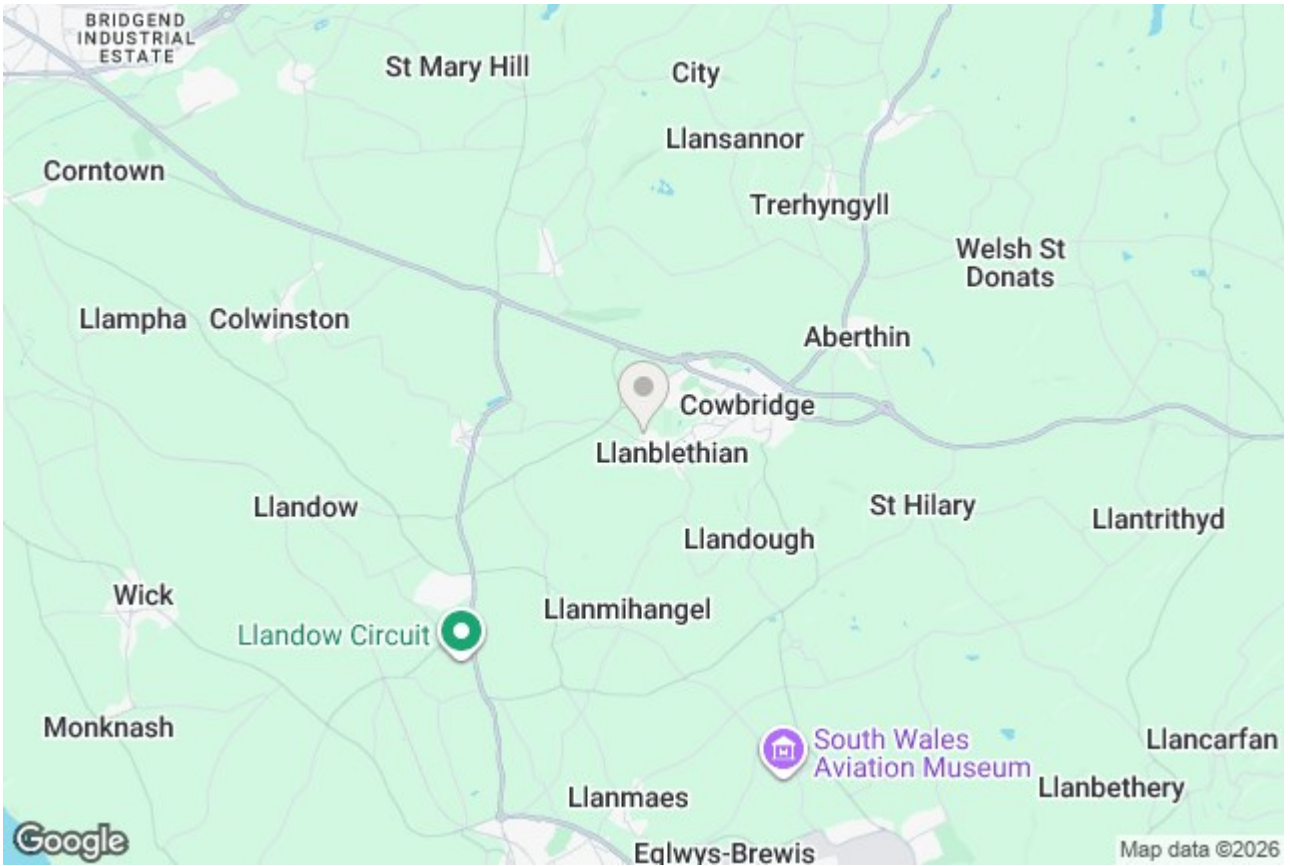
#### Penarth

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