Watts & Morgan

For Sale by Private Treaty



Guide Price £65,000

Pontyclun CF72 8PE

The woodland extends to approximately 1.95 acres (8.59 hectares) of amenity woodland. The property benefits from direct roadside access from the chestnuts on the northern boundary. The property is bound by a bank and a stream. The majority of the Wood comprises of native hardwoods being a mix of tree species including Ash, Beech, Oak, Holly together with self- seeded tree saplings. The Property has not been maintained in recent years. The Property is perfect for those, wanting to own their own slice of countryside, and preserve the local area.

SITUATION
The Property is located on the southern outskirts of Miskin. The Village of Miskin offers a pleasant mix of old character and modern housing, centered around a Church and Village Pub. Pontyclun offers a basic range of shopping facilities and has the added benefit of a Village Railway Station. Nearby the larger Talbot Green / Llantrisant area offers a Leisure Centre and a number of national out-of-town stores.

BRIEF DESCRIPTION
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DIRECTIONS
Travelling from our Cowbridge office, travelling east on the high street, turn left on to Aberthin road at the lights. Continue on this road for approximately 5.3 miles. On entering the village of Pontyclun, after passing the Windsor pub take the right hand turn on to Clun avenue. After 200meters turn right on to Heol Miskin, travelling straight on at the mini roundabout at the next roundabout take the 2nd exit staying on Heol Miskin/B4264 after 100 meters take the left opposite the Miskin Arms on to then the next right on to The Chestnuts. Follow this road around until you reach the woods which are situated in front of you.
W3W:///roosters.dial.heats

ACCESS
Access is via the Northern Boundary directly off The Chestnuts, or Via a right of way 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 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 not deemed secure 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 exists over the same of for the benefit of same, whether mentioned in these particulars or not.

GUIDE PRICE
£65,000

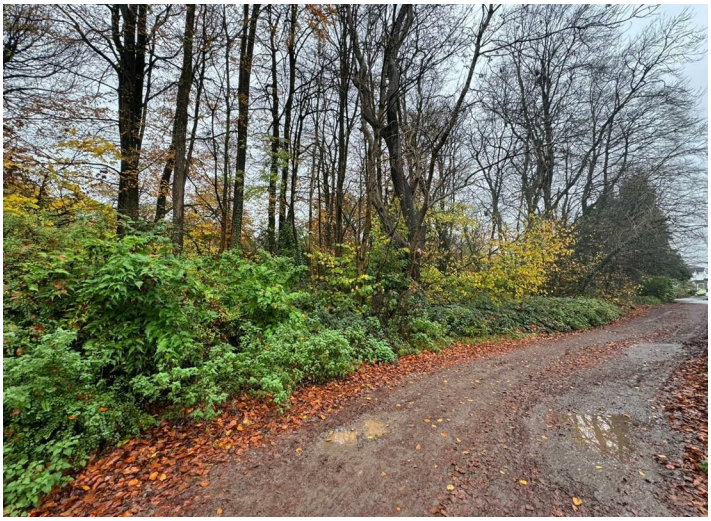
FURTHER DETAILS AND VIEWINGS
The property may be viewed at any reasonable time subject to receipt of these sales particulars, Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.co.uk

HEALTH & 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

AML
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE
These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.





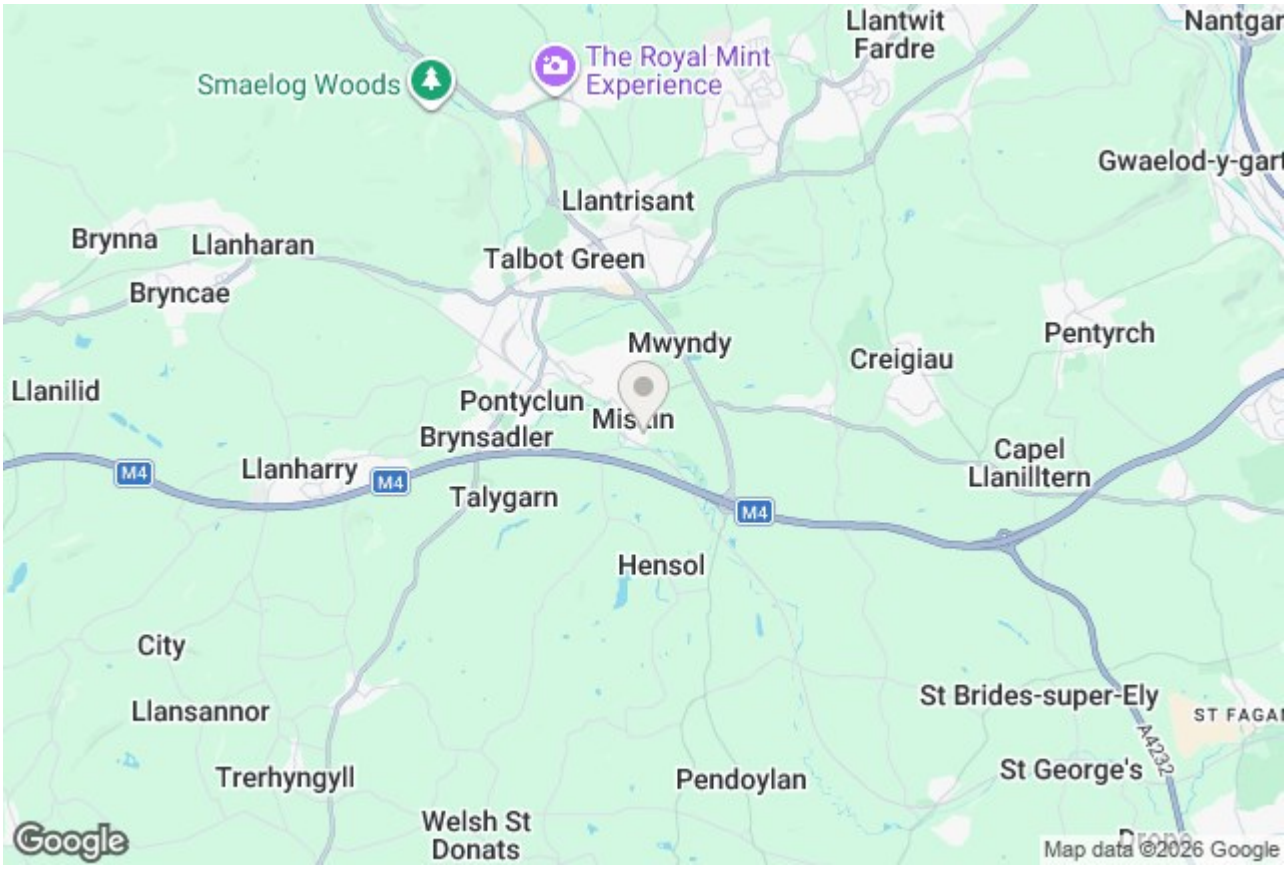
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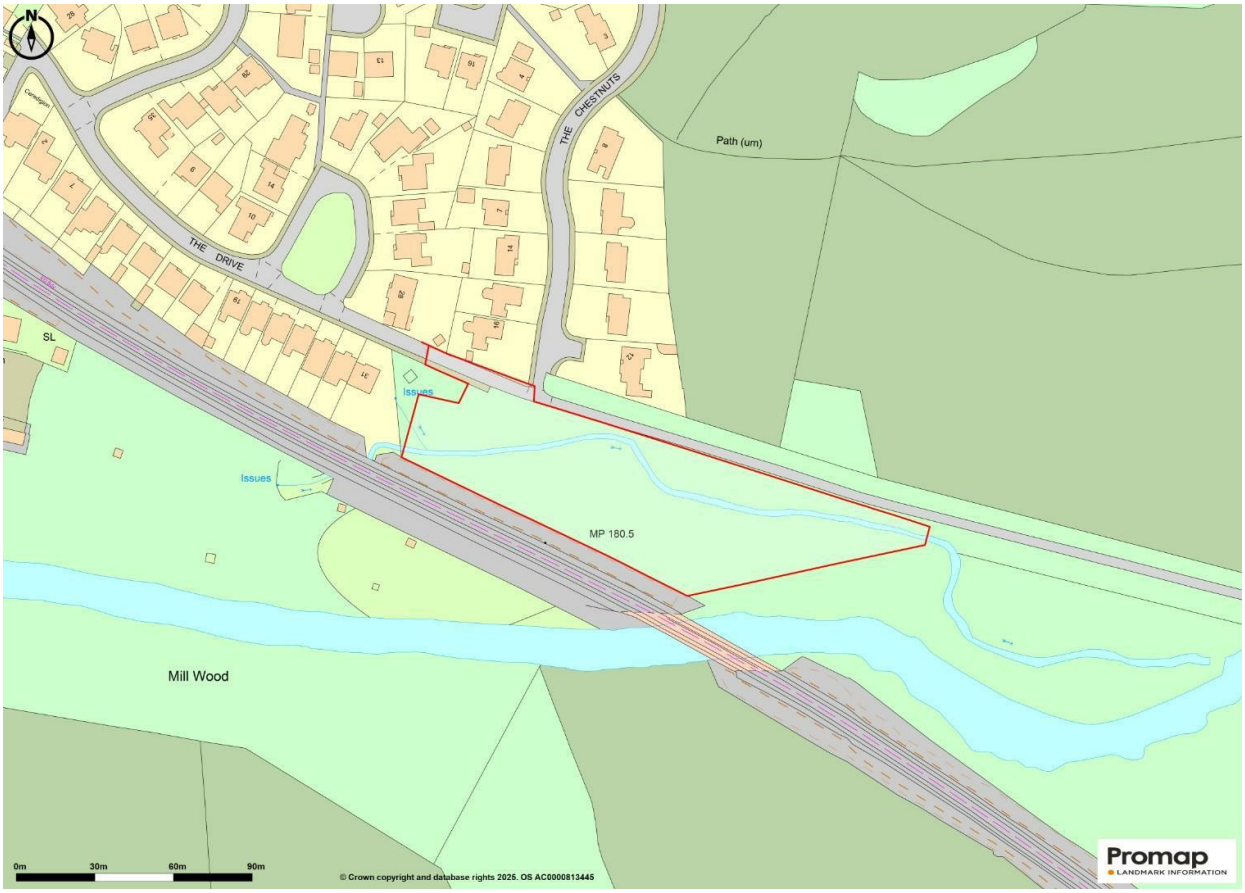
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