



Guide Price £100,000

Grovers Road Pontypridd CF37 3ND

The property comprises approximately 2.38 acres of an agricultural hardstanding compound with an agricultural building in need of improvement as shown edged with red on the attached plan. The property benefits from direct access off the public highway and it may be of interest for storage, agricultural and amenity purposes.

SITUATION

The property is located south of Ynys-y-Bwl near Pontypridd off Abercynon Road. The property provides great access to the A470 (approximately 2.3 miles) and the M4 Junction 32 (approximately 9.5 miles).

BRIEF DESCRIPTION

The property comprises approximately 2.38 acres of an agricultural hardstanding compound with an agricultural building in need of improvement as shown edged with red on the attached plan. The property benefits from direct access off the public highway and it may be of interest for storage, agricultural and amenity purposes. Within the boundary of the land is an area which is currently unfenced, but owned by a telecommunications company, the area is outlined on the attached plan. The telecommunication company have a right of way to access this area, at any time.

DIRECTIONS

Travelling on the M4 Motorway, take the exit at Junction 32 and join the A470 in a northerly direction towards Pontypridd. Proceed on the A470 for approximately 7 miles and take the exit towards Ynysybwl (B4273) and at the roundabout take the second exit onto slip road. Continue on this road until you reach the second roundabout where you take the first exit onto Bridge Street (A4223). Take a right turning onto Berw Road (B4273) and continue on this road for approximately 1.5 miles then take a next right onto Abercynon road and follow this road until you reach a sweeping bend where you will find a pull-in on the opposite side of the road and steel gateways to allow public access.

W3W:///comedians.expect.urge

ACCESS

There is an existing vehicular access gateway located off Abercynon Road, however this is currently overgrown and is obstructed by large boulders. There is a secondary existing access point down the lane adjoining the property however this is currently fenced. In order to access the land to view the property, there is a gap in the boundary fence located off the lane towards the iron foot bridge.

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

We are informed there are no services to the property.

BOUNDARIES

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

FENCING

The fencing looks to be historically chain link fencing with some concrete posts, however is in need of repair.

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

£100,000

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.



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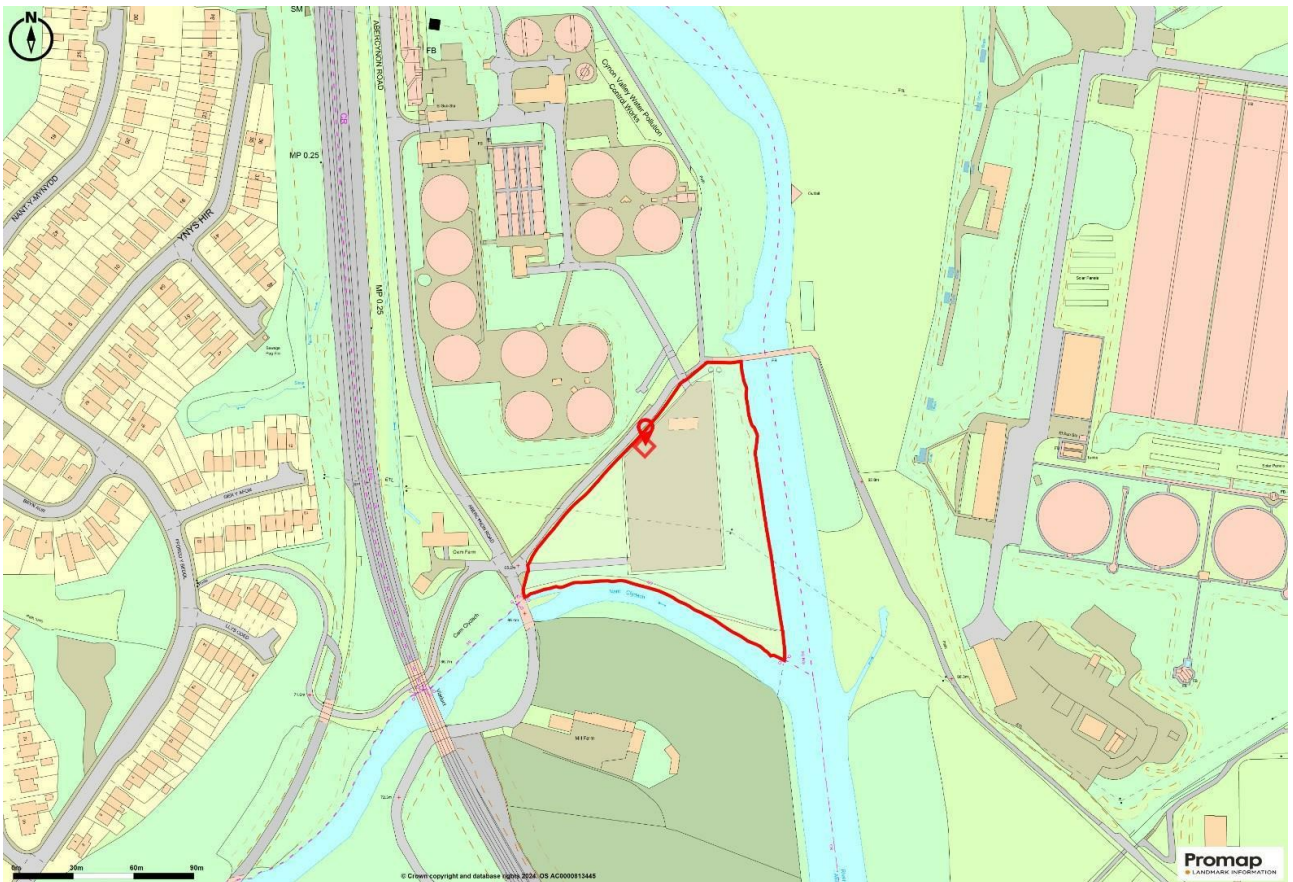
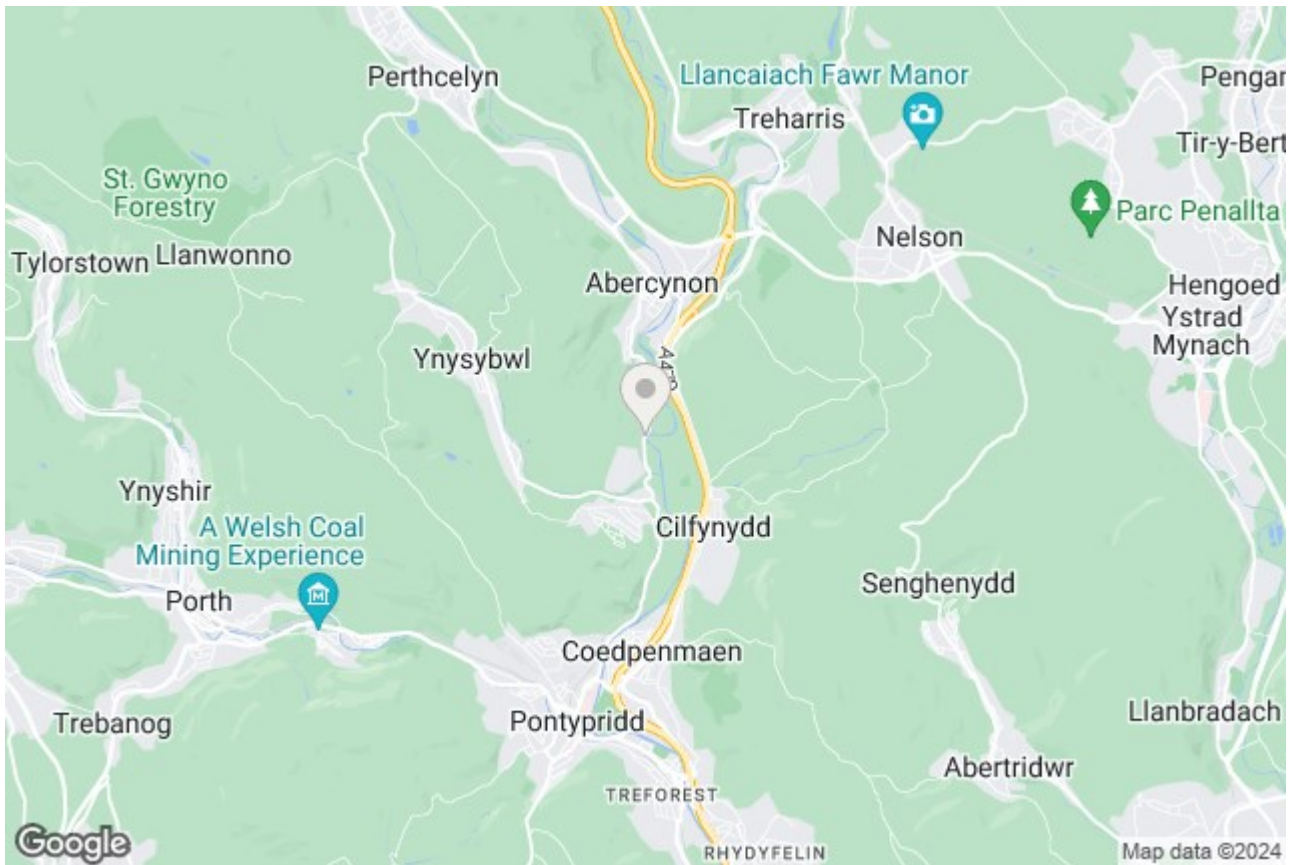
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