



Guide Price £55,000

Barry CF62 3AD

The land comprises approximately 2.67 acres which is positioned south facing on a gradual incline. The land has, we are informed, previously it was used for grazing livestock, however in recent years it has been left unmanaged.

SITUATION

The Village of Llanccarfan 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 heritage coastline lies to the south and west, with its beautiful cliff top walks and mixture of sandy and stony beaches. The City of Cardiff is also within reach via the A48 road and the M4 motorway provides access.

BRIEF DESCRIPTION

The land comprises approximately 2.67 acres which is positioned south facing on a gradual incline. The land has, we are informed, previously it was used for grazing livestock, however in recent years it has been left unmanaged.

DIRECTIONS

From our Offices travel up the High Street to the traffic lights and go straight ahead, up the hill to the A48. Travel towards Cardiff and take the right hand turning at The Aubrey Arms Public House / Restaurant. Proceed along this road for around two miles and at a bend take the left turning for Llanccarfan. Proceed down the hill and into the village. Take the next right hand turning continue ahead for approx 50 metres and at the junction turn left. The land is directly opposite the school.
W3W://scaffold.costs.inflates

ACCESS

The land is accessible directly from the northwest boundary via an unnamed road

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

FENCING

The land is predominantly bound by a bank with mature hedgerow above, trees and post and barbed wire fencing. However, the purchaser would have the responsibility of assessment for their own needs.

SERVICES

There are no services

BOUNDARIES

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

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

GUIDE PRICE

£55,000

INFORMAL TENDER

The freehold of the property is offered for sale by informal tender. Tenders are to be submitted in writing in a sealed envelope to Watts and Morgan at 55 High Street, Cowbridge by 12 noon on Friday 16th August 2024. Please note the vendor is not obliged to accept the highest or any offer. Tender forms are available from the agent's office.

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.wales

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

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

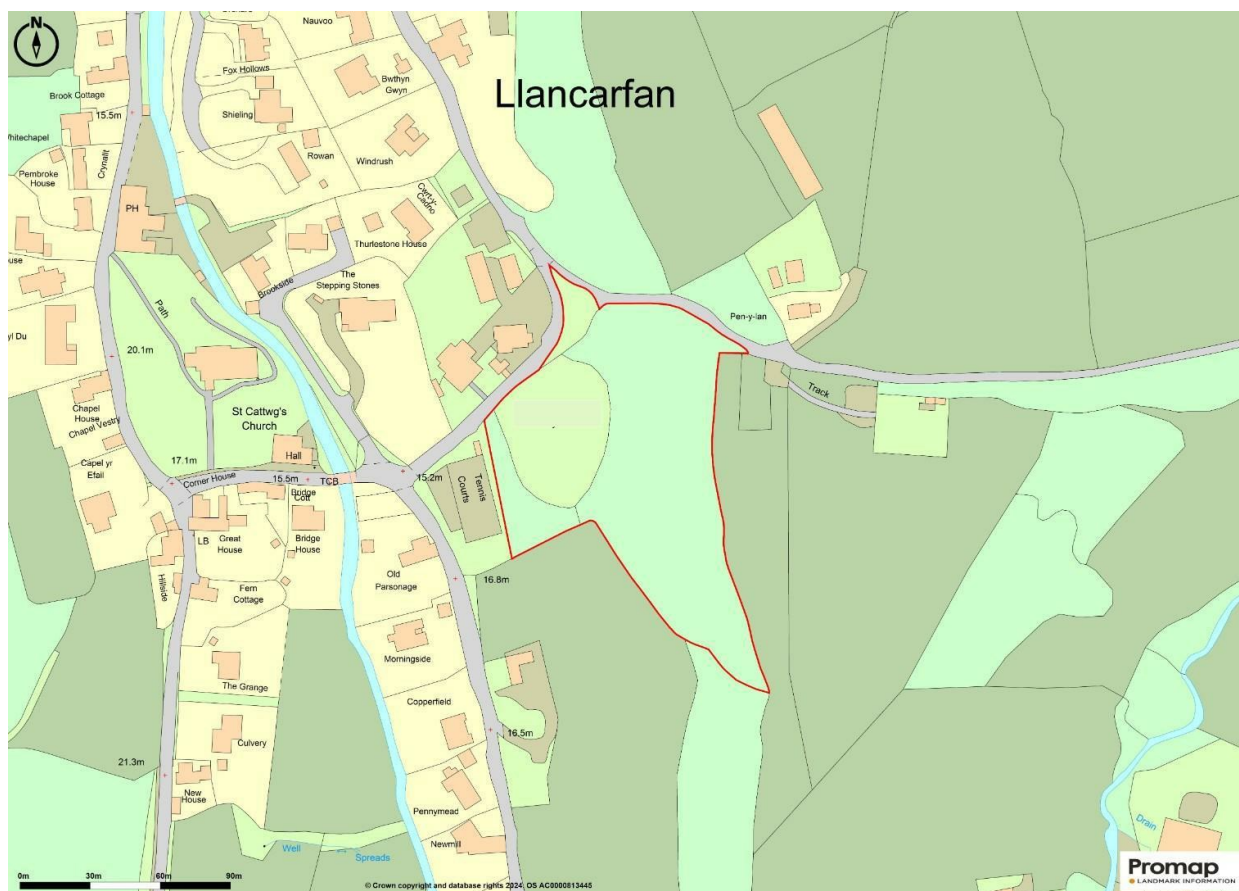
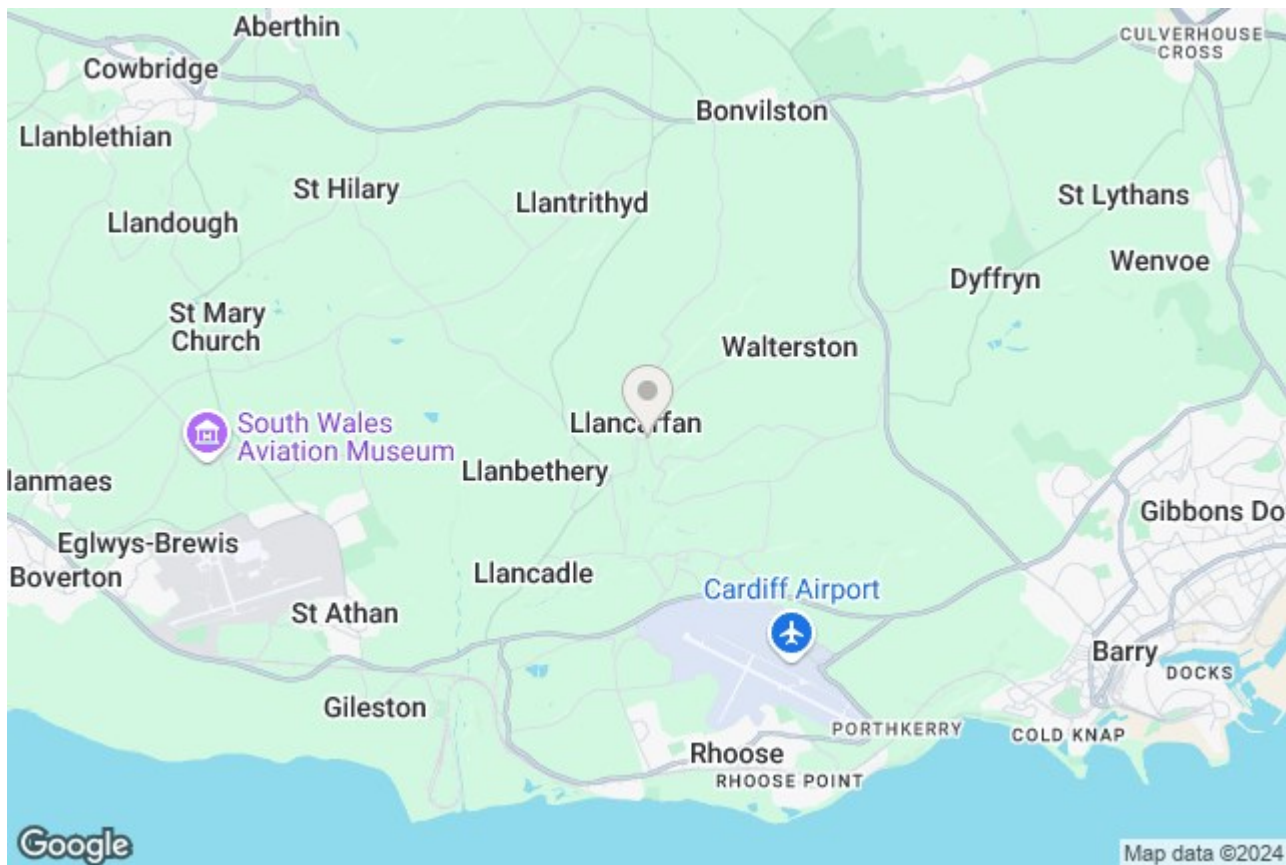
Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

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Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

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