Watts &Morgan

For Sale by Private Treaty



Guide Price £200,000

Adjacent to Carne Terrace Cowbridge CF71 7LN

The property comprises approximately 6.064 acres of pastureland within a single enclosure, as outlined in red on the attached plan. The land is stock proof fenced around its external boundaries. There is a block built shelter on the land which adjoins the neighboring shed. The land is easily mowable with potential considered for agricultural, equestrian and amenity use.

DIRECTIONS
From Cowbridge High Street proceed Westbound towards Bridgend before taking a left hand turning onto the B4270 main road towards Llantwit Major. Follow this road until you reach the 'T' Junction, turn left. Travel along this road for approximately 900meters, the land is located on the right hand side just prior to the row of semi detached properties on Llantwit Major road. W3W:///intention.adopting.steroids

SITUATION
The land is conveniently situated adjacent to the B4268 main road between Llysworney and Llantwit Major which lie approximately 1 mile and 3 miles away to the North and South respectively. Cowbridge and Llandow can be reached within 2.5 miles and 1 mile to the East and West respectively.

BRIEF DESCRIPTION
The property comprises approximately 6.064 acres of pastureland within a single enclosure, as outlined in red on the attached plan. The land is stock proof fenced around its external boundaries. There is a block built shelter on the land which adjoins the neighboring shed. The land is easily mowable with potential considered for agricultural, equestrian and amenity use.

ACCESS
The land can be accessed via a gate on the Southern Boundary via a small right of way.

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
We are not informed of any services to the land and we recommend the buyer make their own enquiries.

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

DEVELOPMENT CLAWBACK
The Property is offered for sale subject to a 25%, 25 year development clawback provision in the event of planning permission being granted for residential or commercial use including renewable energy development though excluding agricultural or equestrian use.

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
£200,000

FURTHER DETAILS & VIEWINGS
Viewings are strictly by appointment only. 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

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.





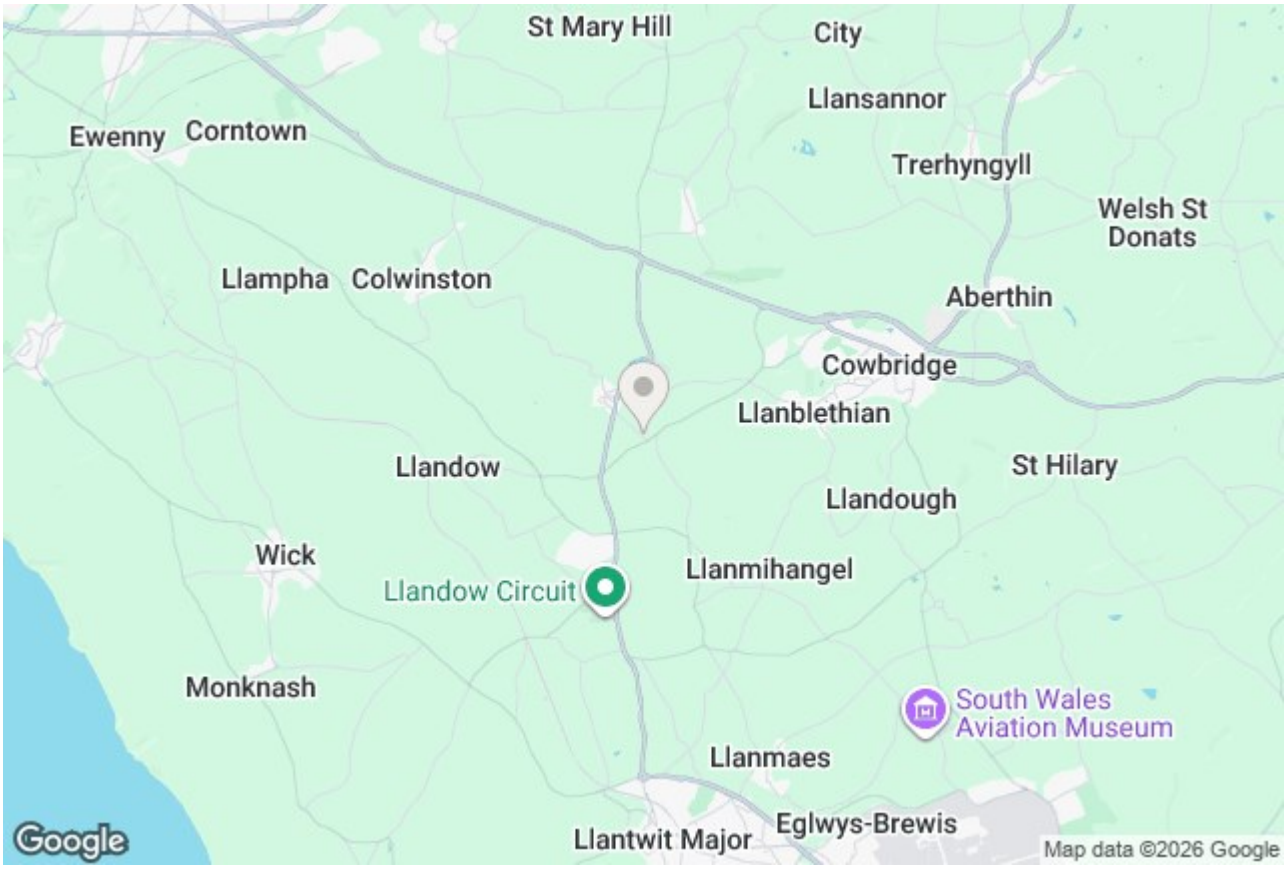
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Penarth
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