

For Sale By Informal Tender

Lot 3. Approx. 3.14 acres
off the A4063
Llangynwyd
Maesteg,
CF34 9RY



Guide Price £20,000

BRIDGEND

T 01656 644 288
E bridgend@wattsandmorgan.co.uk

PENARTH

T 029 2071 2266
E penarth@wattsandmorgan.co.uk

COWBRIDGE

T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

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DIRECTIONS

From junction 36 of the M4 motorway proceed along the A4063 towards Maesteg. Continue through the villages of Tondu and Coytrahen and prior to reaching Llangynwyd Comprehensive School turn left. The land can be found along this road on the left-hand side identified by a Watts & Morgan For Sale board.

SITUATION

The property is situated in a convenient location to the outskirts of the village of Llangynwyd near Maesteg. The land is within some 3 miles of Maesteg town centre and within some 6 miles of Junction 36 of the M4 Motorway.

BRIEF DESCRIPTION

The land comprises approximately 3.14 acres which is positioned south facing on a gradual incline. The land has, we are informed, previously it has been used for grazing livestock, however in recent years it has been left unmanaged, and has become overgrown, with fern, briar and trees. The land benefits from a natural water supply along its southern boundary.

ACCESS

Entry to the land is via a gate positioned on the Northern boundary of the field from an unnamed road, off the A4063.

TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession.

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 property is surrounded by Hedge with some stock proof fencing with the Nant Gadlys running adjacent to the south boundary, the fencing however does not appear to be stock proof at present.

SERVICES

There are currently no services on the property.

BOUNDARIES

The responsibility for boundary maintenance, is not known.

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. A public footpath runs alongside the western boundary.

INFORMAL TENDER

The freehold of the property is offered for sale by informal tender. Tenders are to be submitted in writing, within a sealed envelope to Watts and Morgan at 55 High Street, Cowbridge by 12 noon on Friday 16th April 2021. Please note the vendor is not obliged to accept the highest or any offer. Tender forms are available from the agents' office.

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 non-agricultural or non-equestrian development.

FURTHER DETAILS & VIEWINGS

All viewings by appointment only. Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.wales

PROCEEDS OF CRIME ACT 2002

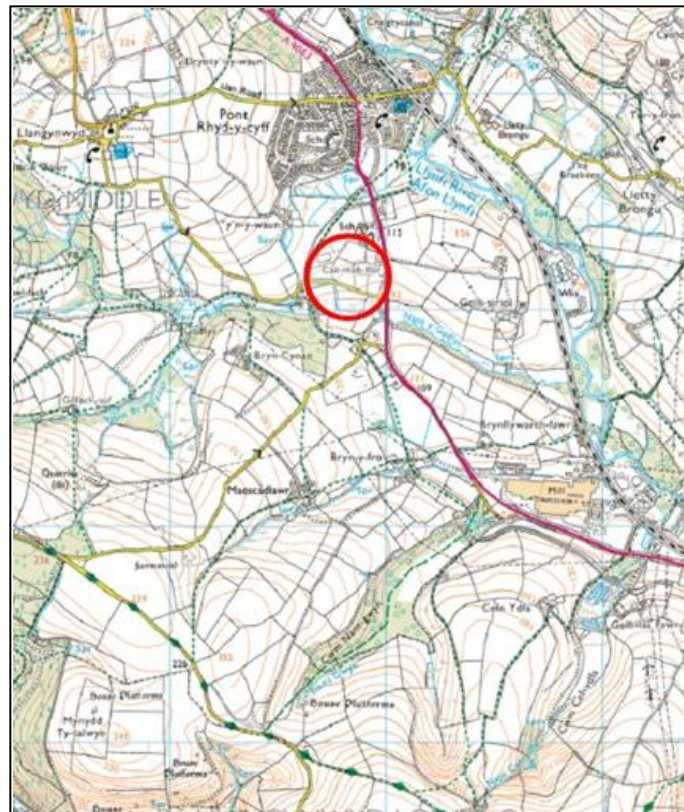
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



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