

For Sale by Private Treaty

Approximately 1.33 acres of land with Stables
Aberthin Road,
Cowbridge,
CF71 7EN



Guide Price: £75,000

BRIDGEND

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E bridgend@wattsandmorgan.co.uk

PENARTH

T 029 2071 2266

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COWBRIDGE

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E cowbridge@wattsandmorgan.co.uk



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DIRECTIONS

Travelling in an easterly direction through the centre of Cowbridge, at the traffic lights turn left, travel approximately 345m once under the bypass bridge the access gate to the property is around 264m on your right.

SITUATION

The land is situated in a convenient location accessed directly off Aberthin Road with an approximate 8-minute walk from the centre of Cowbridge.

BRIEF DESCRIPTION

The Property comprises of two blocks of 2 stables and a Tack room all set within 1.33 acres. The property also benefits from a storage shed perfect for storage of feed or fodder, this is all set within 1.33 acres of gently sloping pasture land. The land is easily mowable with potential considered for agricultural, equestrian and amenity use.

ACCESS

Entry to the land is via a gated entrance positioned on the right hand side directly opposite Cowbridge Comprehensive School.

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 property is surrounded by a well maintained hedgerow and part stock fencing.

SERVICES

There are currently no services on the property. However we are informed that there is evidence of a previous supply of electric and a water connection from previous owners.

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.

FURTHER DETAILS & VIEWINGS

The property may be viewed at any reasonable time subject to receipt of these sales particulars at your own risk. 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

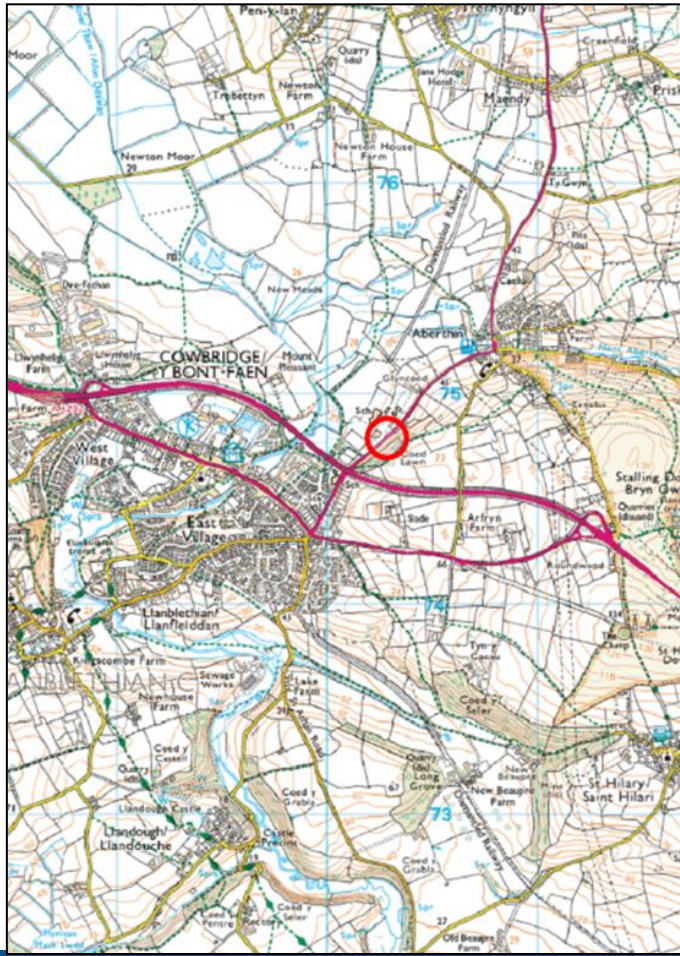
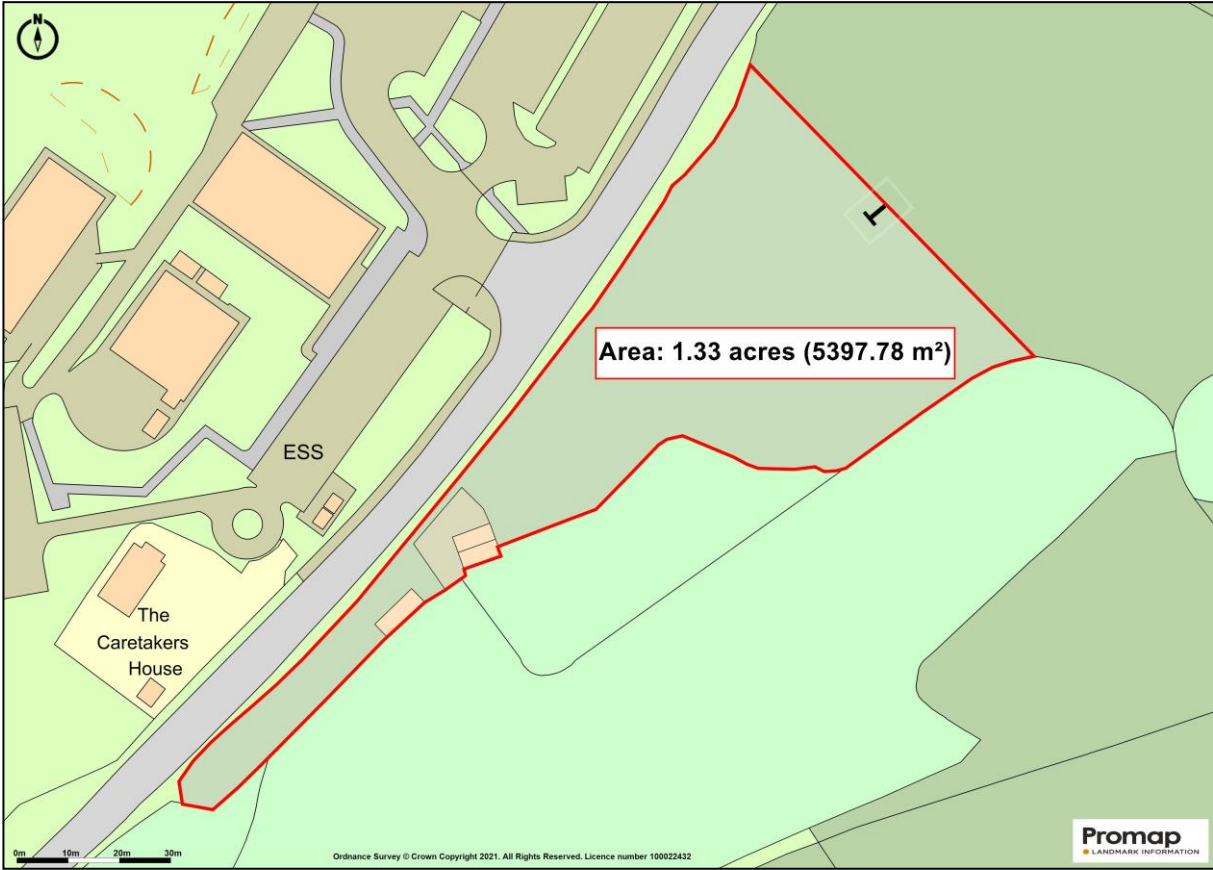
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