

For Sale by Informal Tender

Approx. 70.01 acres of Land
Adjacent To Y Graig
Llangynwyd, Maesteg,
CF34 9RS



Guide Price £300,000

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



Approx. 70.01 acres of Land Adjacent To Y Graig Llangynwyd, Maesteg, CF34 9RS

DIRECTIONS

From junction 36 of the M4 motorway proceed along the A4063 towards Maesteg. Continue through the villages of Tondy and Coytraen and exactly opposite the entrance to the WEPA site there is a sharp turning left along the lane there is a gate directly ahead, go through the gate and travel for around 350m and the gate is on the left.

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 property comprises approximately 70.01 acres of pastureland including mostly mowable hay meadows with some areas of steeper rough grazing. The land is separated into several paddocks through use of well-maintained hedgerows and stock fencing. 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 north boundary of the land off the track which runs north of the land.

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 Hedge with some stock proof fencing within the hedge. A new boundary fence will be erected subject to survey between points A, B and C on the attached site plan

SERVICES

We are informed that the land benefits from a natural water supply via a stream and a spring.

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.

The property is sold subject to a retained easement for the owner of Y Graig to receive a spring fed water supply and lay, maintain, repair, and replace a water pipe, the approximate positioning of which is shown in blue on the site plan attached.

The property is also subject to access rights at all times and all purposes in favour of Y Graig as shown in brown on the site plan attached. The property appears to have a public footpath running through the land as shown on the plan.

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 19th November 2021. Please note the vendor is not obliged to accept the highest or any offer. Tender forms are available from the agent's office.

DEVELOPMENT CLAWBACK

The Property is offered for sale subject to a 30%, 30 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.

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

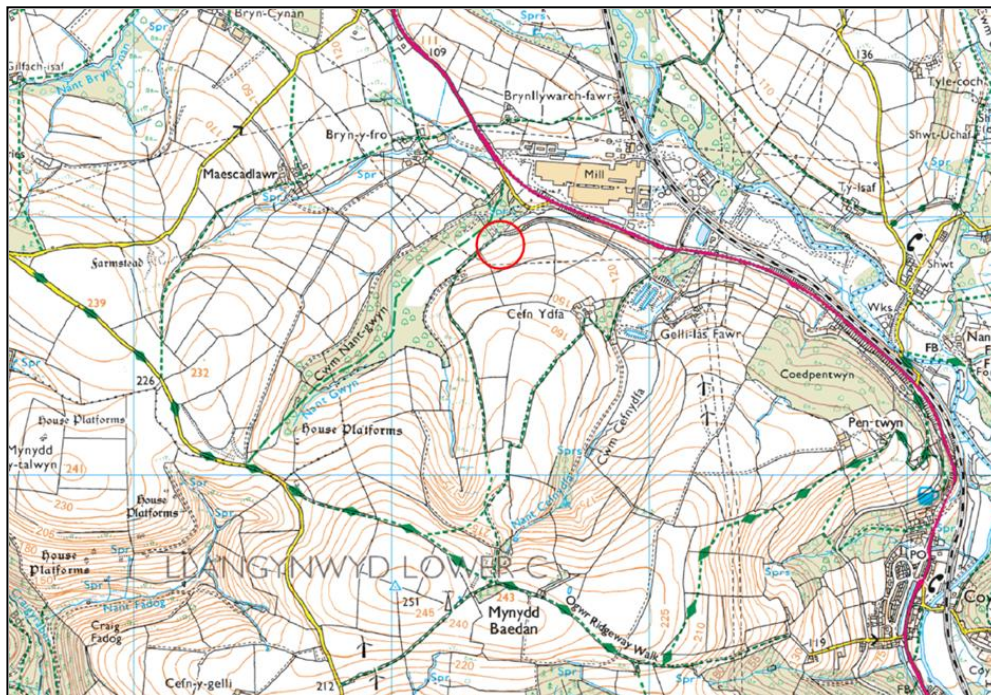
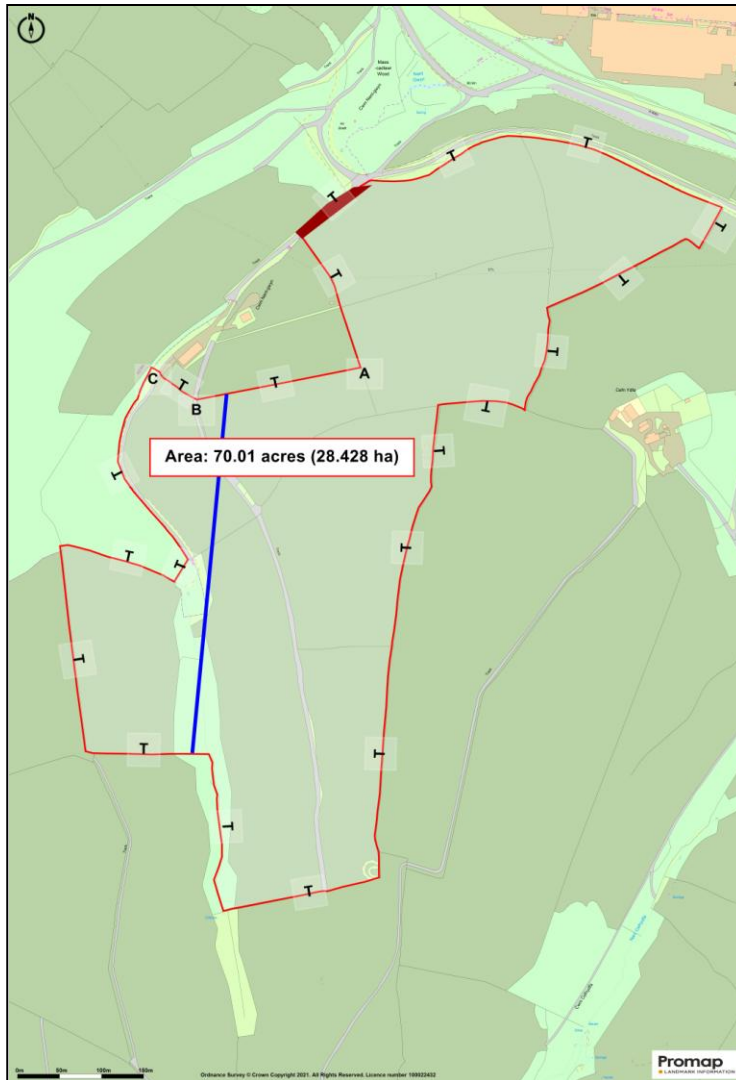
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