

For Sale by Private Treaty

25.27 Acres At Bonvilston
Bonvilston,
Cardiff,
CF5 6TQ



Guide Price: - £250,000 Freehold



The land comprises approximately 25.27 acres of agricultural land centrally located in the vale of glamorgan. The land which is gently sloping pastureland. The land is easily mowable with potential considered subject to any necessary planning permission for agricultural, equestrian and amenity use.

BRIDGEND

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COWBRIDGE

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DIRECTIONS

Travel along the A48 from Cowbridge, take the turning left just prior to the village shop at Bonvilston, travel for around 1.1 miles and the gate is on your right, Marked with a Watts and Morgan sign on the gate.

SITUATION

The land is situated in a convenient location with road frontage, just on the outskirts of the village of Bonvilston, between Cardiff and Cowbridge.

BRIEF DESCRIPTION

The land comprises approximately 25.27 acres which is gently sloping pastureland. The land is easily mowable with potential considered subject to any necessary planning permission for agricultural, equestrian and amenity use.

ACCESS

Entry to the land is via a gated entrance positioned on the Western boundary.

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 mature trees with some stock proof fencing in place.

SERVICES

There are currently no services on the property. The property benefits from natural water supply, any interested parties are advised to satisfy themselves as to the reliability of any water supply at 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.

FURTHER DETAILS & VIEWINGS

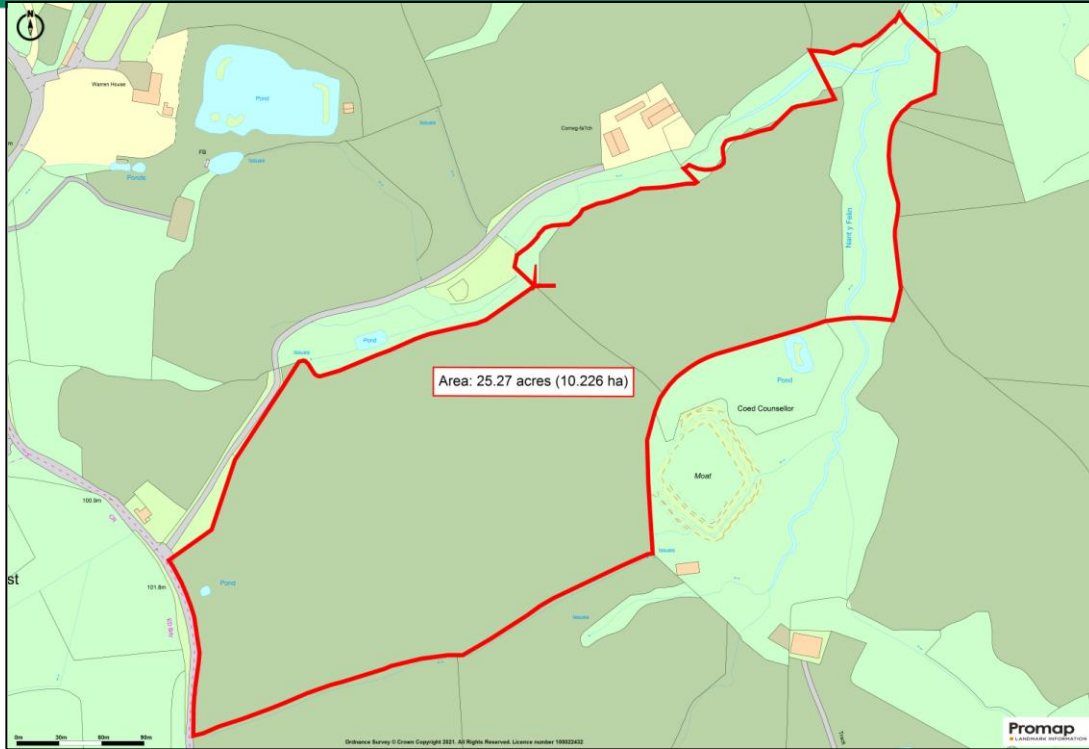
All viewings by appointment only. Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; rural@wattsandmorgan.wales

PROCEEDS OF CRIME ACT 2002

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