

# For Sale By Private Treaty

Approximately 22.42 Acres of Agricultural Land  
Welsh St. Donats,  
Cowbridge,  
CF71 7SW



## Guide Price: - £200,000

### BRIDGEND

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### PENARTH

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### COWBRIDGE

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## DIRECTIONS

From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights. Turn left onto A4222 Aberthin Road. Drive through the village of Aberthin and after approximately half a mile further on, take the right hand turn sign-posted Welsh St. Donats. Continue along this country lane ("Watery Lane") taking the third left, then take the next left, and the ground is approximately half a mile on your right.

## SITUATION

The property is situated in a convenient location to the outskirts of the village of Welsh St Donats. The land is within some 4 miles of Cowbridge town centre and within some 6 miles of Junction 36 of the M4 Motorway.

## BRIEF DESCRIPTION

The land comprises of approximately 22.42 acres of mostly agricultural land with some small amounts of woodland in small blocks. It comprises mostly of rolling pasture which hasn't been actively farmed in recent years and would benefit from some land management. It is centrally situated in the Vale of Glamorgan in close proximity to Welsh St Donats and the Adjoining Hensol Forestry. With opportunities to Ride out. It benefits from two access points off the adjoining public highway with potential we consider for agricultural equestrian and amenity use subject to any necessary planning permissions.

## ACCESS

Entry to the land is via a gated entrance positioned on the Western boundary of the land off the adjacent public highway.

## 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

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.

## 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. We ask that all viewers ensure that all gates entering the land always remain closed. Please contact Samantha Price of Watts & Morgan for further details. 01446 774152  
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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