

For Sale by Private Treaty

2.45 Acres of agricultural land
Slater Lane,
Llysworney,
Cowbridge,
CF71 7NQ



Guide Price: £65,000

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 our High Street Offices travel in a westerly direction, towards Bridgend and join the A48 trunk road. Approximately one mile further on take the left hand turn at Pentre Meyrick crossroads for Llysworney, on entering the village take the right turning just opposite the Carne Arms Pub, keep following the road for around 900m and the entrance to the property is on your right.

SITUATION

The land is situated just on the outskirts of the popular Vale village of Llysworney. The land is 3 miles of Cowbridge town centre and within some 5 miles of Junction 35 of the M4 Motorway.

BRIEF DESCRIPTION

The land comprises approximately 2.45 acres of gently sloping pastureland. The property is surrounded by well maintained hedgerows and stock proof 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 south boundary off the field directly off Slater Lane.

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 Natural Water Source near the Northern Boundary.

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. We are informed that the property benefits from a deed of easement dated the 17th March 2005, which allows the right to enable the owner to maintain a water pipe which travels across the land.

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

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency.

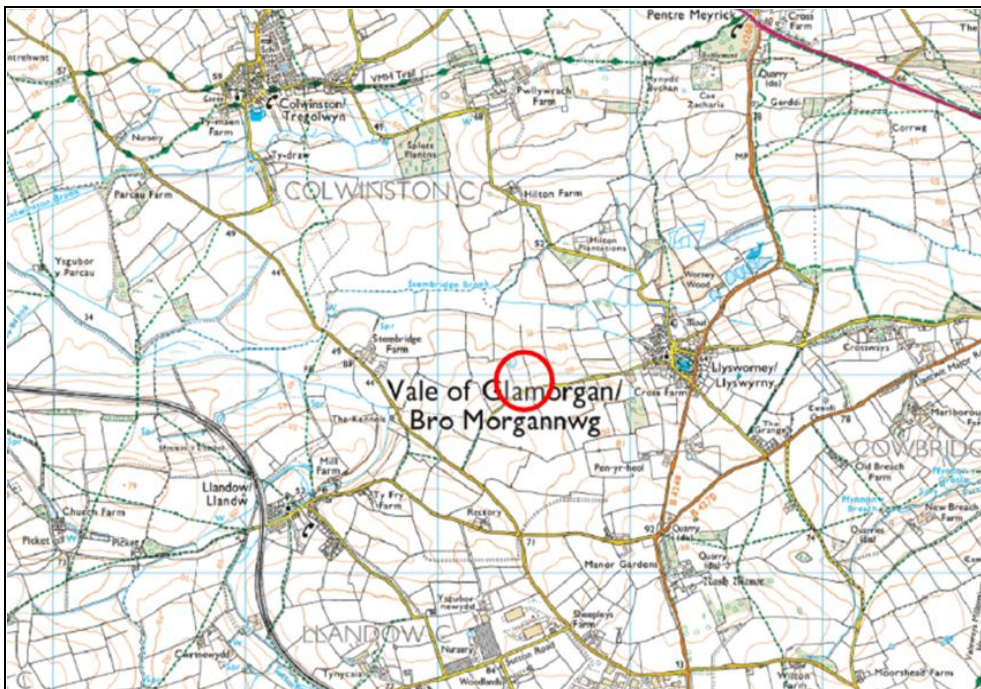


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