



FOR SALE BY INFORMAL TENDER

**Approximately 1.67 Acres of Land off
Catherine Street, Ton Pentre, CF41 7DP**



Guide Price £8,000



55a High Street, Cowbridge,
Vale of Glamorgan, CF71 7AE
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SITUATION

The land is situated in an elevated position off Catherine Street, Ton Pentre and is known as the Pentre Tip Site.

DESCRIPTION

The property comprises approximately 1.67 acres of land as shown edged red on the attached plan. The land is predominantly mountain land which is enclosed with ryelock fencing which is in need of repair. There is one outbuilding on the land which is of wooden frame construction and is in need of repair.

The area of land adjacent to 15 Catherine Street is considered to have development potential subject to obtaining all necessary planning consents, albeit does not benefit from any planning permission to date. All interested parties are advised to approach the local planning authority with regards to obtaining advice on planning matters.

ACCESS

Access to the land can be found at the end of Catherine Street, Ton Pentre.

RESTRICTIONS

The land forms part of the old Pentre Tip site and all interested parties are advised to make their own enquiries with regards to the responsibility this may impose on any potential purchaser.

CROW ACT 2000

The land has been voluntarily dedicated under the Countryside Right of Way Act 2000. We have not been informed of any other Public Rights of Way which affect the land.

WATER SUPPLY

There is no known water supply to the land.

BOUNDARIES

The responsibility for boundaries where it is known is as shown by the inward facing 'T' marks on the plan.

TENURE AND POSSESSION

The freehold interest is offered for sale. The property is being offered for sale subject to a Grazing Tenancy Agreement which is due to expire on 30th June 2015.

All intending purchasers are advised to take legal advice and satisfy themselves regarding the tenancy.

PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents cannot be guaranteed.

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.

VIEWING ARRANGEMENTS

By prior appointment with the selling agents.

DIRECTIONS

From the traffic lights on Ystrad Road, Ton Pentre proceed in a northern direction towards Llewellyn Street. Turn right before the church onto Pentre Road which leads onto Trip Terrace. Continue along this road bearing right onto Catherine Street. The land can be found at the end of Catherine Street, identified by a Watts & Morgan For Sale Board.

FURTHER DETAILS

Contact Cerys Millichap of Watts & Morgan LLP on (01446) 774152 or rural@wattsandmorgan.co.uk

TENDERS

Best and final offers to be submitted in sealed envelopes to the office of Watts & Morgan at 55a High Street, Cowbridge, CF71 7AE by **12pm noon on Monday 1st June 2015**. (Please note the vendor is not bound to accept the highest or any offer).

