



FOR SALE BY PUBLIC AUCTION

**Approximately 5.11 acres of land formerly part of
Tydu Farm, Llanharry, Pontyclun**



To be offered for sale by Public Auction
(unless sold prior by Private Treaty)

At The Bear Hotel, Cowbridge
On Wednesday 24th June 2015 at 7pm

Guide Price: £50,000

Vendors Solicitors:
Mr Howard Jones, Whittinghams Solicitors,
5-7 Court Road, Bridgend, CF31 1BE



55a High Street
Cowbridge
Vale of Glamorgan
CF71 7AE

01446 774152
rural@wattsandmorgan.wales

SITUATION

The property is situated in a convenient location to the outskirts of Llanharry near the popular village of Pontyclun. The land offers easy access to Cowbridge, some 5.5 miles and to the M4 motorway at junction 34, some 3.5 miles.

DESCRIPTION

The property comprises approximately 5.11 acres of pasture land in a single enclosure (as shown edged red on the attached plan). The land is predominantly level pasture land with a slight north facing gradient to the north. Part of the land includes an area of briar and ferny bank. There is also a small area of Japanese Knotweed along the southern boundary.

ACCESS

The land is accessed off a private road upon entering the Clos Brenin housing complex.

A four metre wide right of access at all times for agricultural and equestrian purposes only will be granted over the vendors retained land as shown shaded brown on the attached plan.

WATER

There is no mains water supply to the land. Any intending purchasers are advised to liaise with Welsh Water regarding the availability of mains water. The vendors will grant an easement over their retained land for the purchasers to install and maintain a single water supply to the land subject to agreed terms and conditions.

BOUNDARIES & FENCING

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

The landowners are to install a post, rye-lock and barbed wire fence between exchange of contracts and completion as shown between points A - B and C - D on the attached plan. A 15ft gateway with hanging posts will also be installed between points A - B. The successful purchaser will be required, in addition to the purchase price, to contribute £450 towards the cost of erecting the fences and gateway payable upon completion. This fence will be installed upon expiration of the Farm Business Tenancy on 31st July 2015.

(Marker posts have been placed in the ground to the eastern boundary to provide an indication to all interested parties of the approximate location of the proposed boundary fence).

TENURE AND POSSESSION

The property is offered for sale subject to a Farm Business Tenancy which is due to expire on 31st July 2015. Vacant possession will therefore, be available from 1st August 2015.

RIGHTS OF WAY & RESTRICTIONS

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 sold subject to a 30% development clawback provision for non-agricultural and non-equestrian development for a period of 30 years.

PLAN

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

VIEWING ARRANGEMENTS

The property may be viewed at any reasonable time subject to receipt of these sales particulars. We ask that viewers ensure that all gates entering the land remain closed. Please be advised that the land is subject to tenancy and livestock may be grazing the land.

DIRECTIONS

From our offices in Cowbridge proceed towards the traffic lights and turn left. Continue along this road through the villages of Ystradowen and Talygarn and upon entering Brynsadler turn left at the traffic lights. Take the next immediate right along the hardstanding track where the land can be found at the top of this lane on the right hand side.

AUCTION SALE CONDITIONS

All parties intending to bid at auction are strongly advised to consult the auctioneer's sale conditions which are available from the agents' office on request or on the website (www.wattsandmorgan.wales)

AUCTION PROCEDURE

The property is to be offered for sale by Public Auction at The Bear Hotel, Cowbridge, CF71 7AF on Wednesday 24th June 2015 at 7.00pm (unless sold prior by Private Treaty).

Proposed purchasers are strongly advised to consult their solicitor prior to bidding at the Auction. Buyers who purchase at Auction are required to provide copies of identification (Passport or Photo Card Driving Licence and a recent Utility Bill) for Money Laundering Regulations.

N.B. These sales particulars are subject to change up to and including the day of the auction. It is the responsibility of prospective purchasers to keep aware of any changes made to the marketing information for this property so please check our website regularly for updates at www.wattsandmorgan.wales

This property is offered for sale subject to a Guide Price, it may also be offered for sale subject to a Reserve Price. Our definition of a Guide Price and a Reserve Price is given below.

Guide Price: An indication of the seller's current minimum acceptable price at auction which is used to assist prospective purchasers in deciding whether or not to pursue a sale.

The Guide Price can be a specific price or range of prices. A Guide Price is different to a Reserve price (see separate definition below).

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell the property. The Reserve Price is not disclosed to the public and remains confidential between the auctioneer and the vendor.

The Guide Price and the Reserve Price are subject to change up to and including the day of the auction.

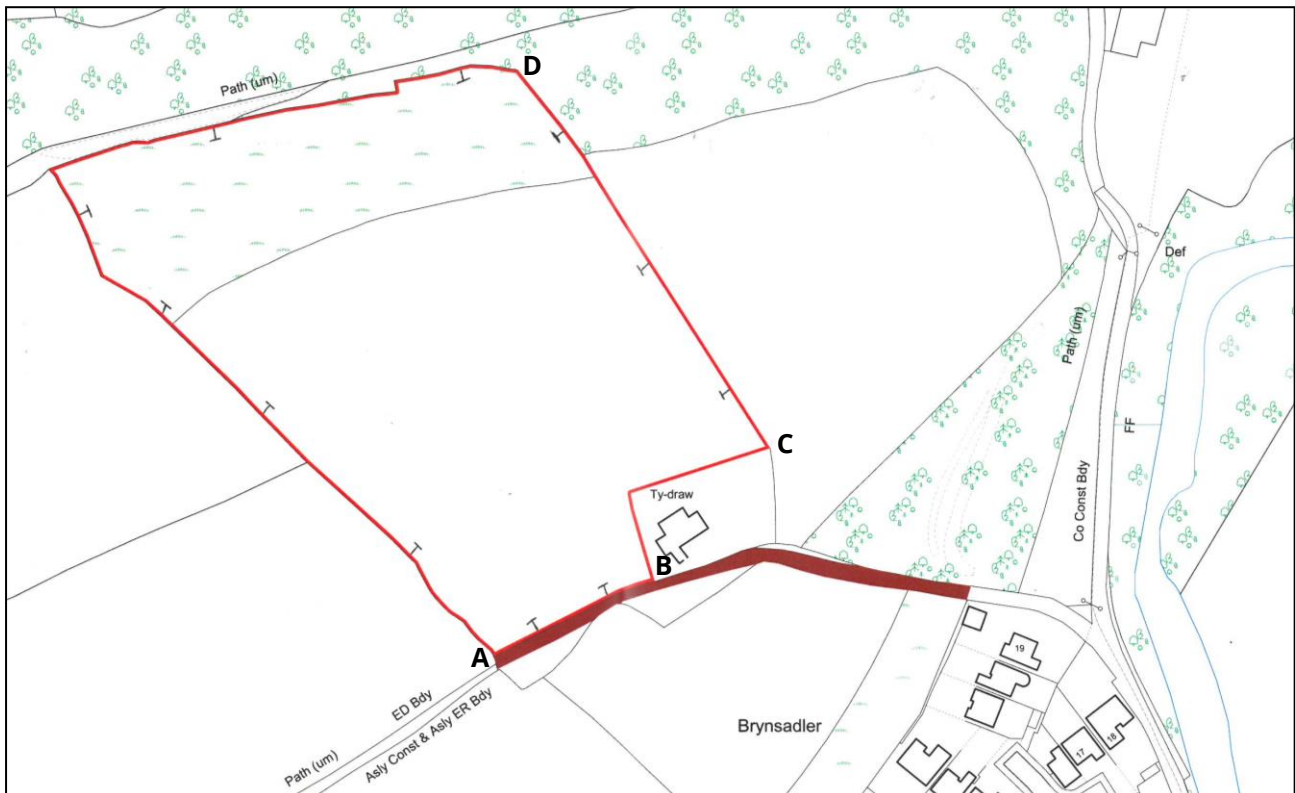
PROCEEDS OF CRIME ACT 2002

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.

FURTHER DETAILS

Contact Robin Jones/Cerys Millichap of Watts & Morgan LLP on (01446) 774152 or rural@wattsandmorgan.wales

Site Plan





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