



FOR SALE BY PRIVATE TREATY

**Approximately 5.27 acres of Woodland
Adjacent to Ham Manor, Llantwit Major**



Guide Price: £27,500



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 the village of Llantwit Major, Vale of Glamorgan. The land is within some 1 mile of Llantwit Major town centre and within some 6 miles of Cowbridge.

DESCRIPTION

The property comprises approximately 5.27 acres of woodland in a single enclosure (as shown edged red on the attached plan). The land is adjacent to Ham Park Manor and offers itself to use for amenity purposes. We have been informed that a Tree Preservation Order may apply to some of the trees on the land and advise all interested parties to contact the Local Planning Authority for further information.

ACCESS

The property is access via a gateway to the north east corner of the Acorn Camping and Caravanning Site. We are informed that a right of access exists over the camping site and over third party agricultural land the approximate area of which is as shown in blue on the attached plan.

BOUNDARIES & FENCING

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

WATER

The land benefits from a natural water supply via a stream to the centre of the land. We are informed that the stream may dry up during summer months. All interested parties are advised to satisfy themselves regarding the reliability of this water supply.

TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession upon completion.

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.

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.

DIRECTIONS

From East Street, Llantwit Major proceed in an easterly direction towards Boverton and turn right onto Stallcourt Avenue. Continue along this road turning left onto Ham Lane South. Continue along this road through the residential development site and Acorn Camping and Caravanning Site. At the end of the camping site there is a gateway leading into agricultural land. The woodland may be accessed via a right of access over this land.

FURTHER DETAILS

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

