



TO LET

ON A ONE YEAR AGREEMENT

Approximately 7.66 Acres of Land with Stables and Workshop, at Brofiscyn Quarry, Near Groesfaen



£800 p.c.m

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)



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### **SITUATION**

The land is situated in a convenient location to the north of Groesfaen with access off a public highway adjoining the A4119 between Llantrisant and Cardiff. It offers easy access to Cardiff city centre (approx. 8 miles) and to the M4 motorway at junction 34 (approx. 2 miles).

### **DESCRIPTION**

The property, as shown edged in red on the attached plan, comprises an area of approximately 7.66 acres of level pasture land with yard, stables and workshop. The land benefits from stock proof fencing and is an ex-landfill site.

#### **Stable Blocks (19.7m x 6.8m)**

Timber frame construction, box profile sheet, and concrete floor. Stable block is partitioned into 10 loose boxes averaging 3.5m x 2.6m and two tack rooms (2.25m x 1.3m). A further concrete block box profile sheet, concrete floor stable block with 4 loose boxes to the rear of the main stable block (each box 3.6m x 3.6m). To the rear of the stable blocks is a wood chip all weather trotting area.

#### **Workshop/Store (9m x 15m)**

Timber frame construction, corrugated sheet, with concrete floor. Up and over garage door, 4 loose boxes and office.

The property is accessed off the public highway leading to the A4119. The property has a large tarmac and part hardstanding yard to the front.

### **The Land**

The land is level pasture land set within two enclosures and is surrounded by stock proof fencing. The land has drainage systems in place which drains into the adjoining ditch and provides a natural water supply to the land.

### **SERVICES**

Both the workshop and stable block have the benefit of mains water and electricity.

### **LETTING FEE & BOND**

The successful tenant will be required to contribute to the letting fee of £200 + VAT payable to Watts & Morgan. A bond of £800 is payable upon commencement of the tenancy.

### **PLAN**

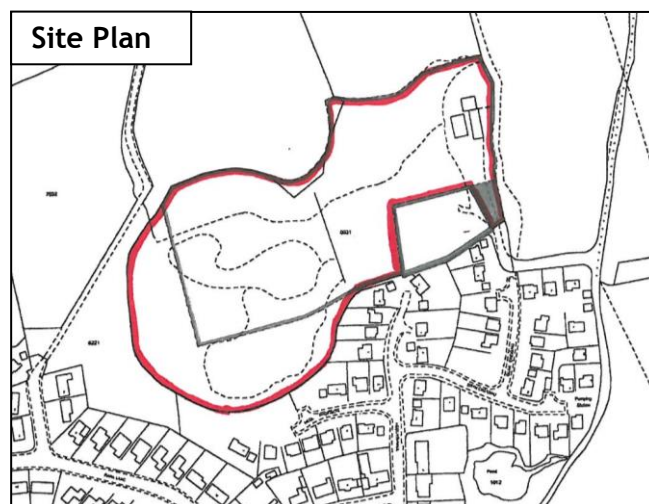
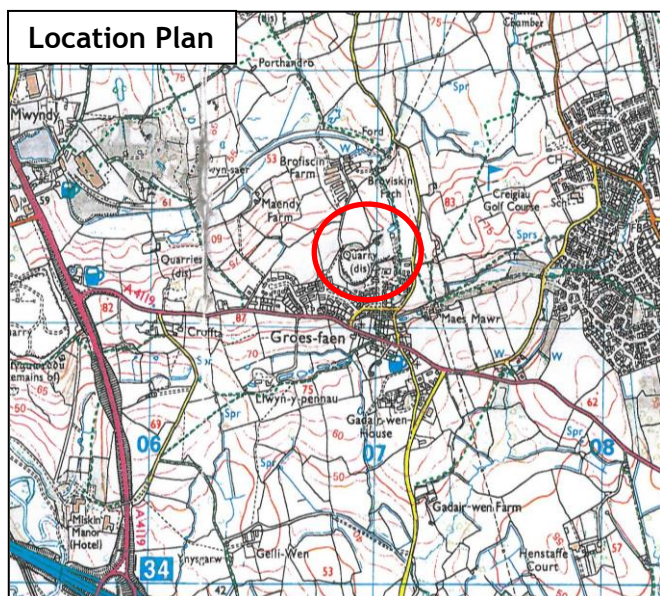
The plan attached and acreages thereon is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

### **DIRECTIONS**

From junction 34 of the M4 follow the A4119 towards Talbot Green. At the traffic lights turn right towards Groesfaen. Continue along this road for around 1 mile and turn left onto 'Y Parc'. Continue through 'Y Parc' then turn left and continue along this lane. The land can be found along this lane on the left hand side identified by a Watts & Morgan To Let Board.

### **FURTHER DETAILS & VIEWINGS**

Viewings strictly by appointment only. Contact Watts & Morgan Telephone: 01446 774152 (Option 1) / [rural@wattsandmorgan.wales](mailto:rural@wattsandmorgan.wales)





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