



FOR SALE BY PRIVATE TREATY

**Approximately 0.41 Acres of Pasture Land
Creigiau, Nr Cardiff, CF72 8NT**



Guide Price: £55,000



55a High Street
Cowbridge
Vale of Glamorgan
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SITUATION

The property is situated to the outskirts of the village of Groesfaen within Rhondda Cynon Taff. The land offers easy access to the M4 Motorway at Junction 34 (approximately 2 miles), Cardiff City Centre (approximately 7.8 miles) and approximately 2.7 miles to the nearest shopping village of Talbot Green.

DESCRIPTION

The property comprises approximately 0.41 acres of level pastureland and small areas of woodland surrounding, it is comprised within a single block and benefits from easy access with a large double gateway entrance into the land.

We are informed that the land has a history of planning for a high quality stable block, however this permission has lapsed to date. Therefore, we consider that the land may have potential for a variety of uses including agricultural, amenity, and equestrian and investment purposes subject to planning.

ACCESS

The land is accessed off Tynant Road where there is a stone wall and double gateway entrance to the property.

SERVICES

We are informed that there is currently no mains water supply to the land, however there is a natural water supply that runs along the northern boundary.

BOUNDARIES & FENCING

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

TENURE AND POSSESSION

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

DEVELOPMENT CLAWBACK

The whole property is offered for sale subject to a development clawback provision of 25% for a term of 25 years in the event of planning permission for non-agricultural and non-equestrian development being granted.

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 plans attached are published for identification purposes only and while every care has been taken their contents cannot be guaranteed.

VIEWING ARRANGEMENTS

The property may be viewed at any reasonable time subject to receipt of these sales particulars.

DIRECTIONS

From Junction 34 of the M4, exit the roundabout and proceed north via the A4119. Turn right at the traffic lights where signposted for Groesfaen. Continue through Groesfaen and take a left onto Tynant Road. Take the next right hand turning where the property can be found between two properties as identified by a Watts and Morgan 'For Sale' board.

FURTHER DETAILS

Contact Robin Jones or Naomi Davies of Watts & Morgan LLP on (01446) 774152 Option 1 or rural@wattsandmorgan.co.uk.

