

For Sale By Private Treaty

Approximately 32.56 Acres of Land,
yard and Large Outbuilding at Hensol,
Pontyclun, CF72 8JY



Guide Price: - £290,000 Freehold

BRIDGEND

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PENARTH

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COWBRIDGE

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E cowbridge@wattsandmorgan.co.uk

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SITUATION

The property is situated in a convenient location within close proximity of Hensol. The land is within some 3 miles of junction 34 of the M4 motorway and within 4.1 miles of Cowbridge Town Centre.

BRIEF DESCRIPTION

The land comprises approximately 32.56 acres of flat pastureland. The land is easily mowable with potential considered for agricultural, equestrian and amenity use. The land is stockproof and suitable for grazing of livestock.

The land is divided into three large enclosures and benefits from a hardstanding yard which is currently used for the storage of fodder bales and machinery. The large outbuilding is approximately 60ft x 60ft and comprises a portal frame with timber and fibre cement roof. An additional lean to is approximately 18ft x 60ft and comprises a corrugated flat roof.

ACCESS

Entry to the land is via a single gated entrance positioned off a right of way via a private lane. The right of way is marked in blue as shown on the attached plan. The access to the field is marked with an A as shown on the attached plan.

TENURE AND POSSESSION

The land is sold as freehold interest and is offered for sale subject to a verbal tenancy until 1st May 2021.

PLAN

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

SERVICES

The land does not benefit from a mains water supply. The water troughs located in the parcel of land shall be disconnected on the sale of the property. The vendor will allow rights to supply a mains water supply to the property subject to negotiations.

We are informed that the property does benefit from a natural water supply adjacent to the outbuilding, the reliability of which cannot be guaranteed. All interested parties are advised to satisfy themselves regarding the suitability of any water supply.

BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks. The boundary A to B shall be erected on the sale of the property by the vendor and shall be the responsibility of the purchaser.

BASIC PAYMENTS SCHEME

The land is being sold without the benefit of Basic Payment Scheme Entitlements

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. The property does have a public footpath crossing the land

DEVELOPMENT CLAWBACK

The land is sold subject to a 50% development clawback provision in favour of a previous owner with approximately 18 years unexpired.

DIRECTIONS

From Cowbridge, head east along the high street towards the traffic lights. Continue straight ahead at the traffic lights towards the A48. Stay on the A48 for approximately 3.4 miles before taking a left hand turn and continue past Tair Onen. Take a left turn and continue on this road for 0.8 miles before taking a slight turning right. Continue on this road and continue straight ahead at the crossroads for 0.8 miles before taking a left hand turn onto a private road. Follow this road and take the first left hand turn onto the right of way shown on the plan. The land can be identified by a Watts & Morgan For Sale Board.

FURTHER DETAILS & VIEWINGS

All viewings by appointment only. Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; rural@wattsandmorgan.wales

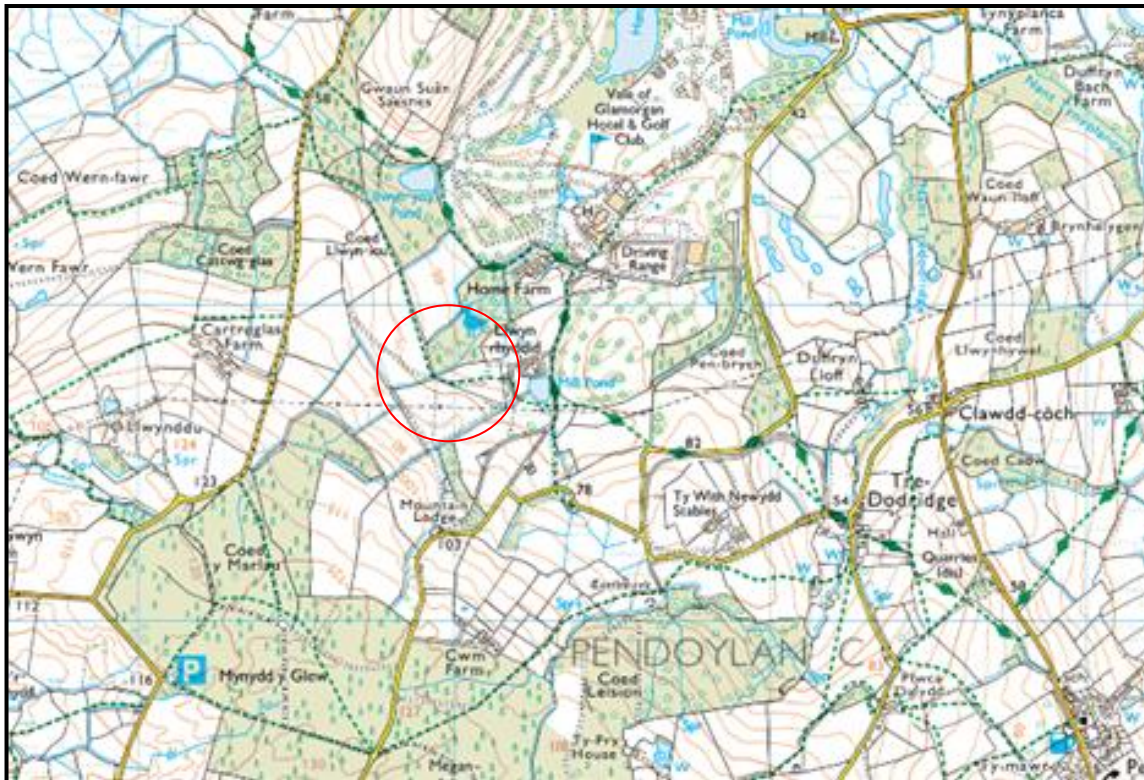
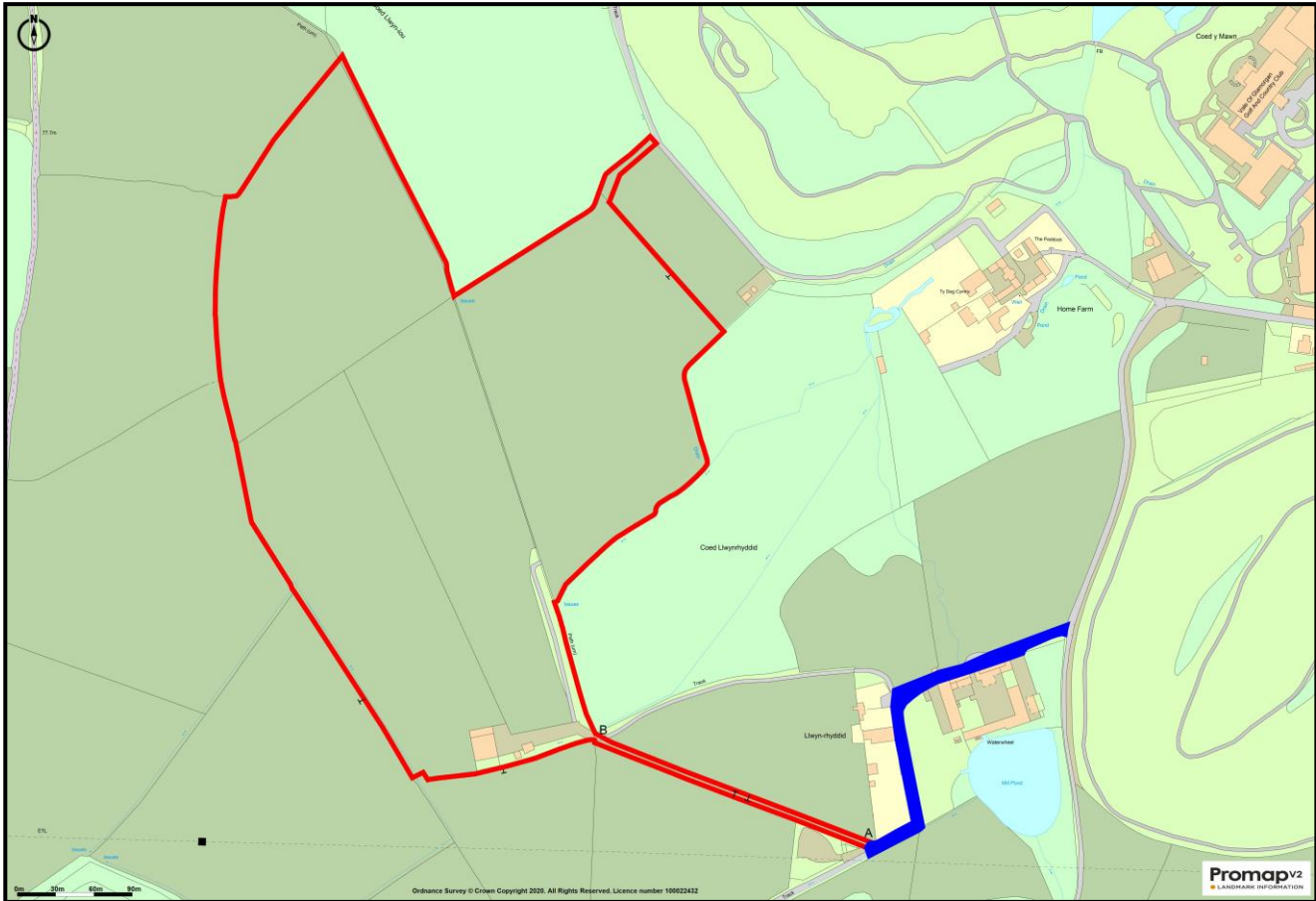
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