Watts & Morgan

For Sale by Private Treaty



Guide Price £100,000

Cardiff CF5 6TR

The land comprises approximately 1.94 acres of relatively flat pastureland. The land is easily mowable with potential considered for agricultural, equestrian and amenity use. The land has previously been used as a certified camping location under a camping club arrangement. Whilst a certificate may currently exist, it is personal to the operator, does not attach to the land, and will not transfer to a purchaser. No representations are made regarding any future use of the land for camping or similar purposes.

SITUATION
The land is situated close to Bonvilston yet within easy reach of the A48 with its links to Cardiff to the east and Cowbridge to the west. It is located close to forestry owned and managed by Natural Resources Wales.

DIRECTIONS
Leave the M4 at Junction 33 and take the A4232 towards Cardiff. At the first junction follow the signs onto the A48 heading towards Cowbridge & Bridgend. Follow the A48 through the villages of St Nicholas and Bonvilston. Just after leaving Bonvilston, you will see “The Aubrey pub” on your left. Take the right hand turn off the A48, following the brown Ty Cerrig tourist signs. Keep following the lane and after approx. ¾ mile you will see the entrance to Glamping Meadows.
W3W:// plus.bars.represent

BRIEF DESCRIPTION
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ACCESS
Entry to the land is via a gated entrance positioned on the Northern boundary off the field directly off Slater Lane

TENURE AND POSSESSION
The freehold interest is offered for sale with the benefit of vacant possession on completion.

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

FENCING
The property is surrounded by a hedgerow and part stock fencing.

SERVICES
There are currently no services on the property.

BOUNDARIES
The responsibility for boundary maintenance, where known, is as shown by the inward facing ‘T’ marks.

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 exists over the same of for the benefit of same, whether mentioned in these particulars or not.

FURTHER DETAILS & VIEWINGS
The property may be viewed at any reasonable time subject to receipt of these sales particulars at your own risk. Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.wales

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.

AML

IMPORTANT NOTICE
These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.





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