Watts & Morgan

For Sale by Private Treaty



Guide Price £245,000

Landraw Road Pontypridd CF37 1EU

The property extends to approximately 3.016 acres and includes a range of outbuildings. This rare offering is perfectly suited to equestrian enthusiasts or anyone seeking the luxury of generous private outdoor space. Situated on the outskirts of the busy town of Pontypridd the property enjoys an enviable sense of seclusion while remaining within easy reach of everyday amenities, including local schools, shops and restaurants.

SITUATION
The land is situated to the rear of Landraw Road, occupies a wonderfully private position on the outskirts of the town of Pontypridd. Within easy reach of everyday amenities, including local schools, shops and restaurants. Not far from open countryside, perfect for those wishing to escape the hustle and bustle with their own private out door space with potential considered subject to any necessary planning permission for agricultural, equestrian and amenity use.

BRIEF DESCRIPTION
The property extends to approximately 3.016 acres and includes a range of outbuildings. This rare offering is perfectly suited to equestrian enthusiasts or anyone seeking the luxury of generous private outdoor space. Situated on the outskirts of the busy town of Pontypridd the property enjoys an enviable sense of seclusion while remaining within easy reach of everyday amenities, including local schools, shops and restaurants.

DIRECTIONS
Head east along the High Street (A48) towards the outskirts of Cowbridge. At the roundabout, take the first exit onto the A4222, signposted for Aberthin and Pontyclun. Follow the A4222 , continuing straight into Pontyclun. Stay on the A4222 through Pontyclun until you reach the major roundabout at Talbot Green. Take the exit onto the A473 (Church Village Bypass), following signs for Pontypridd and the A470. Follow the A473 along the bypass, passing through the roundabouts at Beddau and Llantwit Fardre. As you approach Upper Boat, take the slip road to merge onto the A470 northbound towards Pontypridd.Take the exit signposted for Pontypridd Town Centre (A4058). At the roundabout, take the exit towards the town and cross over the River Taff. Follow the signs toward the Graig and Maesycoed area, heading up the hill via Rickards Street and onto Maesycoed Road. Turn onto Landraw Road, the land can be access towards the end of Landraw Road.
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ACCESS
The land can be access by several different points around the boundary.

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

PLAN
The plan attached is not to scale and is published for identification purposes only. Whilst every care has been taken its contents cannot be guaranteed.

SERVICES
The property benefits from mains water. Any interested parties are advised to satisfy themselves as to the reliability of any water supply at the property.

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

FENCING
The property is deemed secure with fencing however the purchaser would have the responsibility of assessment for their own needs.

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.

GUIDE PRICE
£245,000

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

HEALTH AND SAFETY
Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

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
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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.





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

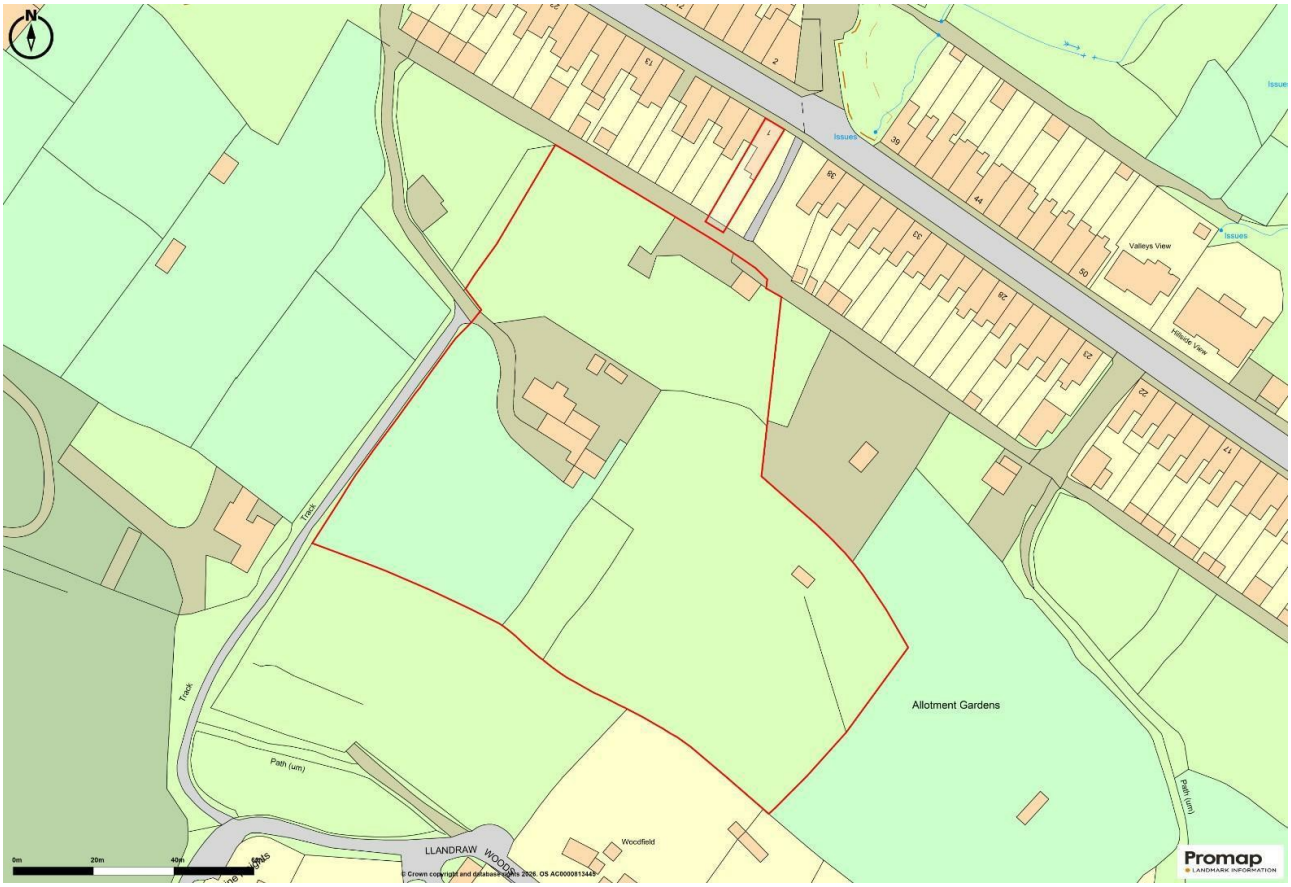
Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

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