



8.92 acres of Land & Stables at Crow Hill Argae Lane

Dinas Powys CF63 1BL

Asking Price £315,000

HARRIS & BIRT

Approximately 8.92 acres of agricultural land together with purpose built stabling, tack room, and ménage. The land is gently sloping and anticipated to be of interest to equine, investors and amenity purchasers.

Location

The land is located along Argae Lane, a semi-rural area on the outskirts of Dinas Powys. The land lie approximately 6 miles south west of Cardiff and 6 miles south of Culverhouse Cross. The town of Barry lies approximately 3 miles to the west.

Description

The total area is approximately 8.92 acres and is an attractive block of long-term pastureland with purpose built stabling and ménage. There are 6 looseboxes in total together with tack room which opens out onto a hardcore yard area which is useful for tacking / mounting. The land is separated into paddocks via post and rail. There are two additional shed units and a small orchard with 2 apple trees, 2 pear trees and 2 plum trees.

From measurements taken onsite, we have calculated the following approximate floor areas in relation to the stable block and attached barn:-

L shaped stable block & tack room :- 124.47 sqm

Attached Barn :- 28.61 sqm

Shed/Outbuilding: Unmeasured

Services

The land benefits from mains water. We have not tested any of these service installations and prospective occupiers are advised to satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

Planning

Whilst the land is agricultural/equestrian in terms of its current use, it was included in early drafts of the Vale of Glamorgan Local Development Plan as part of a potential residential development scheme. Consequently, the land may well have medium to long term development potential.

Land Classification

Grade 3b.

Basic Payment & Stewardship Schemes

The land is sold without the benefit of any Basic Payment Scheme entitlements and is not part of any Stewardship Scheme.

Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence. We understand there is a restrictive covenant in the form of Sporting Rights which has been retained by a previous owner.

Tenure

The property is available to purchase on a freehold basis with full vacant possession. The land is registered as a single freehold Title WA713253.

Price

Offers over £315,000.

VAT

All prices quoted are exclusive of VAT. We are informed that the VAT will not be applicable to the sale price in this instance.

Development Clawback

The land will be sold subject to a development clawback of which entitles the vendor to 30% of any additional development value for a period of 40 years.

Method of Sale

Sale by Private Treaty.

Health & Safety

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

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

All Enquiries

Harris & Birt

65 High Street

Cowbridge

Vale of Glamorgan

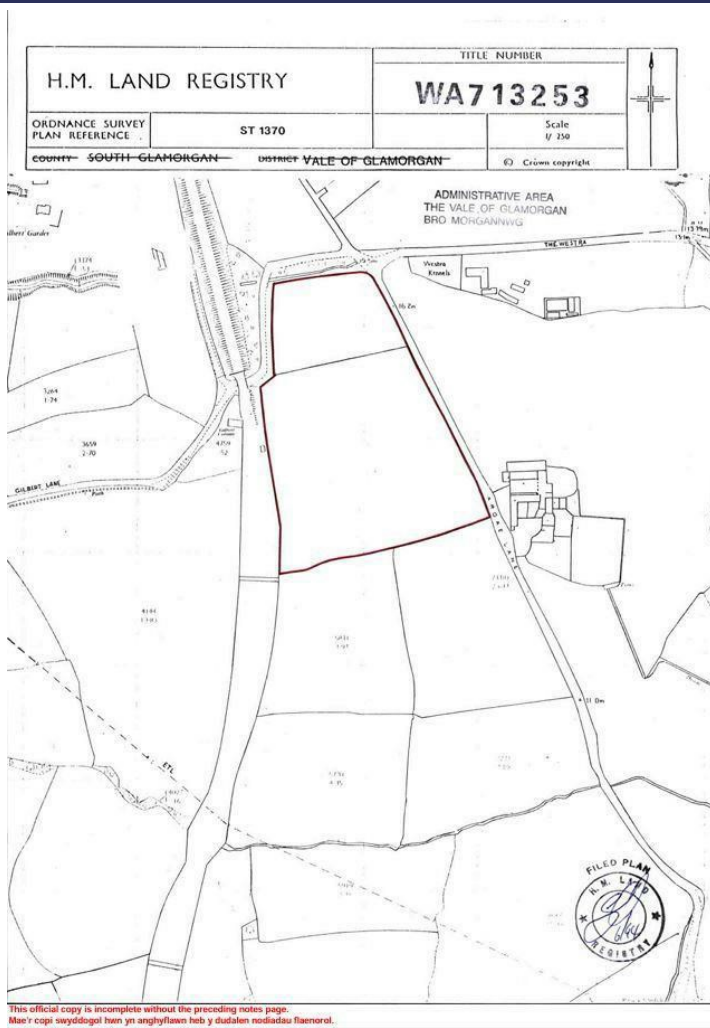
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Brochure created 26th March 2026





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