



c.36.23 acres of Land North of Slatter Lane , Llysworney  
Price £380,000

HARRIS & BIRT

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An opportunity to purchase approximately 36.23 acres of attractive pastureland located in the village of Llysworney, Vale of Glamorgan. Of interest to agricultural, equine investment or amenity purchasers.

### Location

The property is situated approximately 0.7 miles west of the village of Llysworney and 3 miles west from the market town of Cowbridge. The land benefits from good local road networks via the A48 and B4268. The property benefits from multiple access gateways from the council road known as Slatter Lane.

### Description

The land extends in total to approximately 36.23 acres (14.97 ha). The entirety of the land is split into 3 parcels (Title numbers CYM394834, CYM504648 & CYM394831). The land is generally flat with some areas slightly undulating. Boundaries of stock proof fencing and mature hedgerows. The land is currently laid to pasture and is mainly classified as Grade 3b. The parcel of land lies approximately 45 metres and 60 metres above sea level and benefits from a range of biodiversity in the form of permanent pasture, mature trees, woodland and hedgerows.

### Services

We are not aware of any mains services being connected. Purchasers are advised to make their own enquiries in this regard. We understand there is a natural water supply available in Stembridge Brook which runs along the northern boundary. The land also includes a pond.

### Basic Payment Scheme

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

### 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.

### Tenure

The property is available to purchase on a freehold basis with full vacant possession. The land is held on three separate freehold titles under numbers CYM507648, CYM394834 & CYM394831.

### Guide Price

Offers in the region of £380,000.

### Method of Sale

Sale by Private Treaty.

### Development Overage

Land held within Title numbers CYM394831 and CYM394834 are subject to a development overage of 10% over 35 years from 2011.

### Health & Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property are advised that the land is steeply graded in places and care must be taken. Any parties viewing do so at their own risk.

### Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

### All Enquiries

Harris & Birt Chartered Surveyors  
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### Directions

From our offices at 65 High Street, Cowbridge travelling along Westgate and turn left onto Llantwit Major Road. At the T junction, turn left and continue along Llantwit Major Road until you reach Nash crossroads. Turn right onto B4268 and continue along into Llysworney. Take the first turning left onto Church Street and as the road bends around to the right, take the left hand turn. Travel along a short distance and the land will be on your right hand side.

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# HARRIS & BIRT

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