



c.5.11 acres of Land at Bonvilston

Bonvilston CF56TR

Asking Price £160,000

HARRIS & BIRT

Approximately 5.11 acres of agricultural land in ideally situated along the A48 in Bonvilston. The land is level and laid to long term pasture and anticipated to be of interest to equine, investors and amenity purchasers.

Location

The land is located within the village of Bonvilston and benefits from good local road networks along the A48. The land lies approximately 5 miles west of the market town of Cowbridge and 5 miles east of Culverhouse Cross.

Description

The land extends to approximately 5.11 acres (2.07 ha). The land is generally flat with some areas slightly undulating and has boundaries of stock proof fencing and mature hedgerows. The land is laid to long term pasture.

Services

We have been advised there is no mains water connected to the land. For further information, we advise prospective purchasers should make their own enquiries with Dwr Cymru Welsh Water.

Land Classification

Predominantly Grade 2.

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. The land is accessed via a right of way located on the eastern edge of the property edged brown on the attached plan.

Tenure

The property is available to purchase on a freehold basis with full vacant possession. The parcel of land forms part of Title numbers WA406916 and CYM83907.

Price

Guide Price £160,000.

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 subject to a development overage clause of 20% for a period of 20 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 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

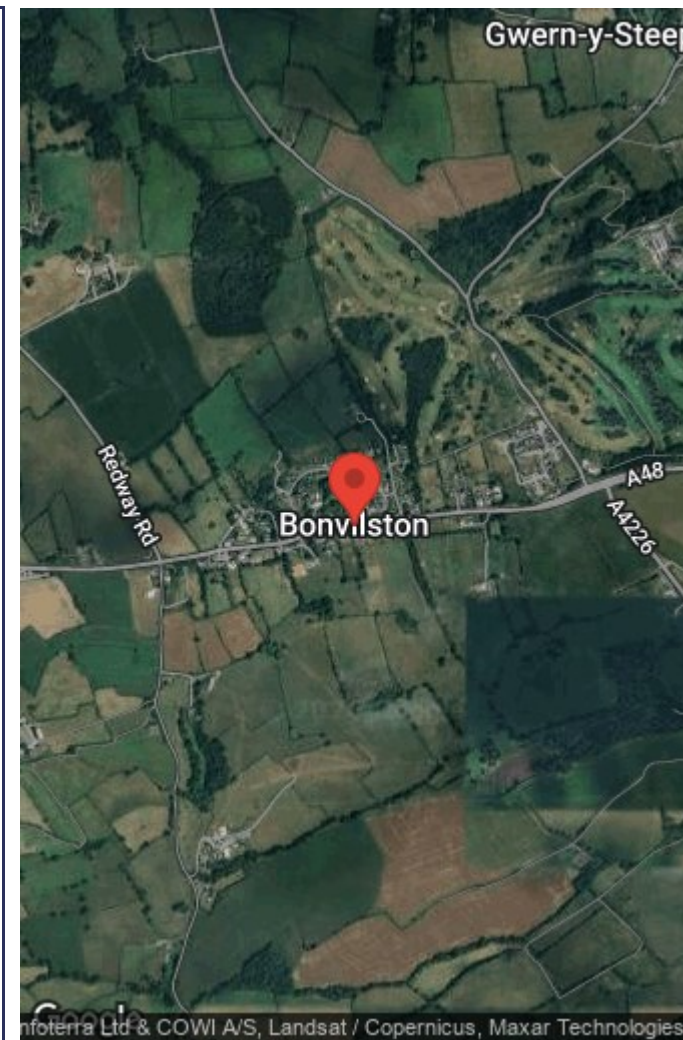
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

