



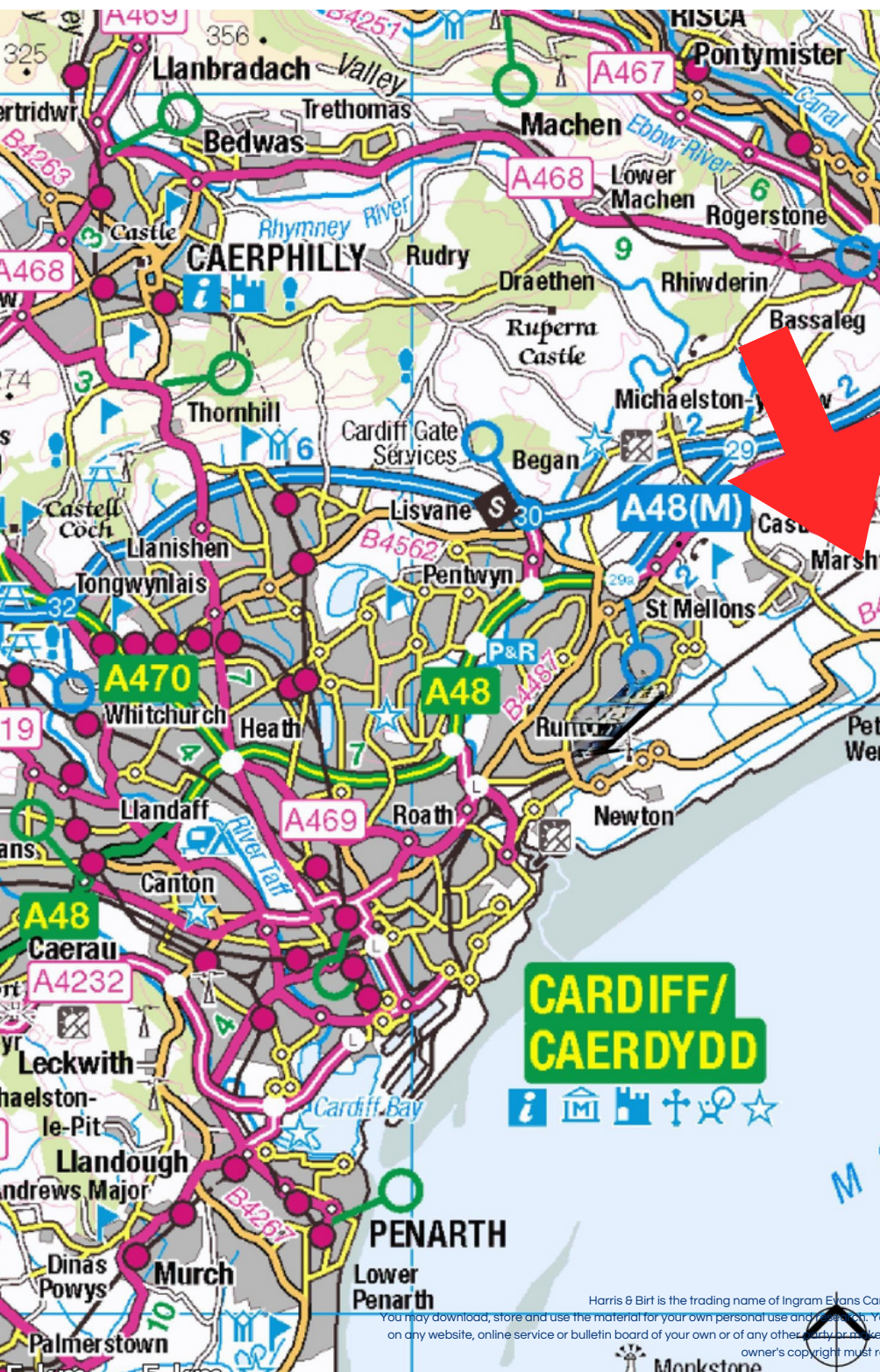
18.32 Acres, Land at Ty Mawr Lane, Marshfield, CF3 2YF

Guide Price - £150,000 (plus fees)

For Sale Via Auction

HARRIS
& BIRT

Auction
House
WALES



Description

An opportunity to purchase 18.32 acres of land which is located in the popular semi-rural area of Marshfield. In our opinion, it may be suitable for amenity, grazing or equestrian use and may in the future offer development potential in the future, subject to all necessary consents. We also understand that there is a dilapidated Dutch Barn on site and that there may also be evidence of Japanese Knotweed present, however, we would advise any interested parties make their own investigations regarding this.

Site Area: approximately 18.32 acres

Guide Price

Guide Price of £150,000 (plus fees).

Auction Date & Time

For sale via online auction from 7th September- 9th September with bids closing at 12.00pm.

Tenure

See Legal Pack which is available to view via Auction House Wales.

Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

Viewing

Through Auction House Wales on 02920 475184. Further information can also be obtained from Harris & Birt acting as joint auctioneers on 02920614411.

Solicitors

Howells Solicitors, Fitzalan House, Cardiff, 02920 404020

Additional Fees

Buyer's Premium - £600 inc VAT payable on exchange of contracts.

Administration Charge - 1.5% inc VAT of purchase price, subject to minimum charge of £2,100 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Being offered for sale in conjunction with our partner auctioneers Auction House Wales. The auction will take place between the 7th-9th September 2026. Please contact Auction House Wales to obtain a legal pack, arrange a viewing or register to bid.

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

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