



## 11.63 Acres at Rudry

Michaelston-Y-Fedw, Cefn Mably CF3 6XS

Offers In The Region Of £160,000

HARRIS & BIRT

Approximately 11.63 acres of agricultural land in Cefn Mably. Of interest to equine, investors and amenity purchasers.

### **Location**

The property is located in the small village of Michaelston-Y-Fedw, within the district of Cefn Mably, on the border between Cardiff and Caerphilly. Cefn Mably is located approximately 6 miles north east of Cardiff city centre and approximately 5 miles south east of Caerphilly. The property is a short distance from both the M4 and A48.

### **Directions**

From the Cardiff Gate M4 Junction (J30), take the first exit heading north on Maes Y Bryn Road, merging onto Cefn Porth Road and continuing for approximately 1.5 miles and taking a right at the T junction onto Rudry Road. Following Rudry Road for 0.5 miles, take a right turn at the T junction, continuing for 0.5 miles. The property will be accessible through a wooden gate with Ty Gawla Isaf inscribed. The land is situated approximately 100 yards off the public highway on the right.

What3words: trend.onion.career

### **Description**

The land extends in total to approximately 11.63 acres (4.70 ha) of permanent pasture land. The land comprises of gently sloping pasture land, with access available from a private road adjoining the public highway. Internally, there are no fences dividing internal parcels, however the land does benefit from external boundary fencing comprising of post, rylock and barbed wire.

### **Tenure**

The property is available to purchase on a freehold basis with full vacant possession.

### **Wayleaves, Easements & Rights of Way**

The property is sold subject to and with the benefit of all rights of way, access, wayleaves, water, support, light drainage and other easements, covenants, quasi easements, restriction orders as may exist whether mentioned in these sales particulars or otherwise. There is a right of way from the adopted highway to the land. The is coloured brown on the attached plan.

### **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.

### **Local Authority**

Cardiff Council, County Hall, Atlantic Wharf, Cardiff, CF10 4UW.

### **Health and Safety**

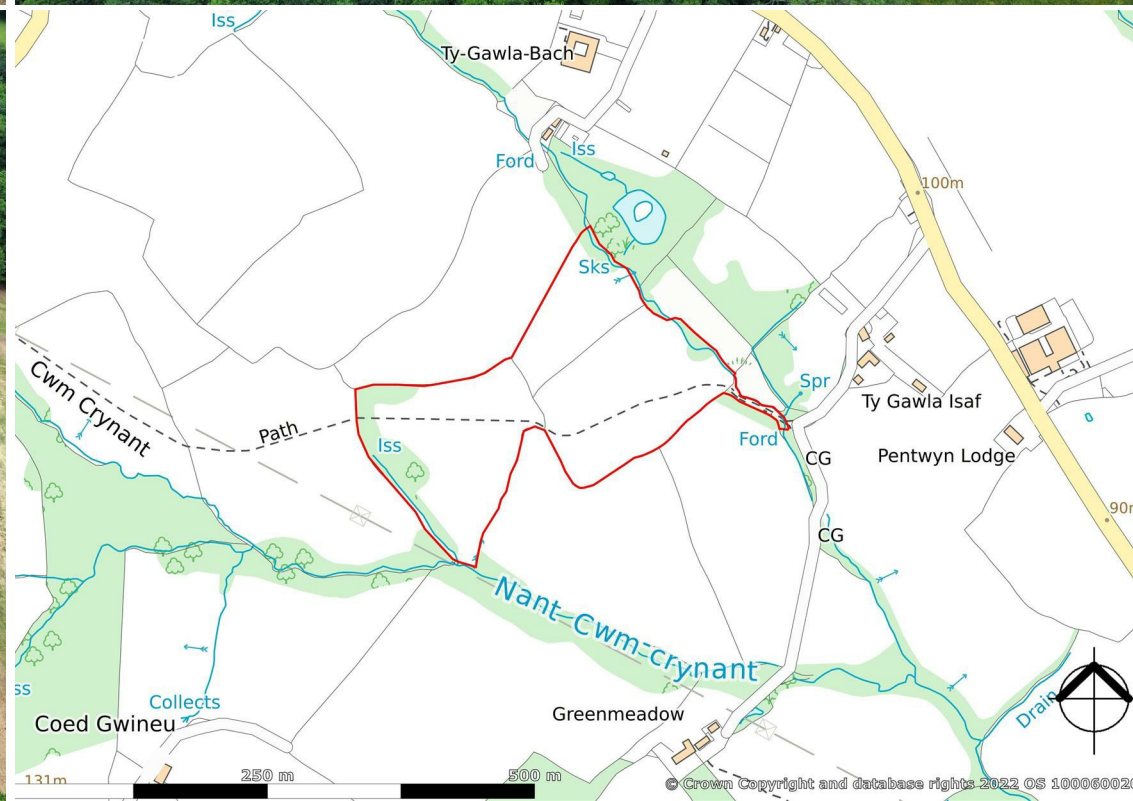
Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

### **Development Overage**

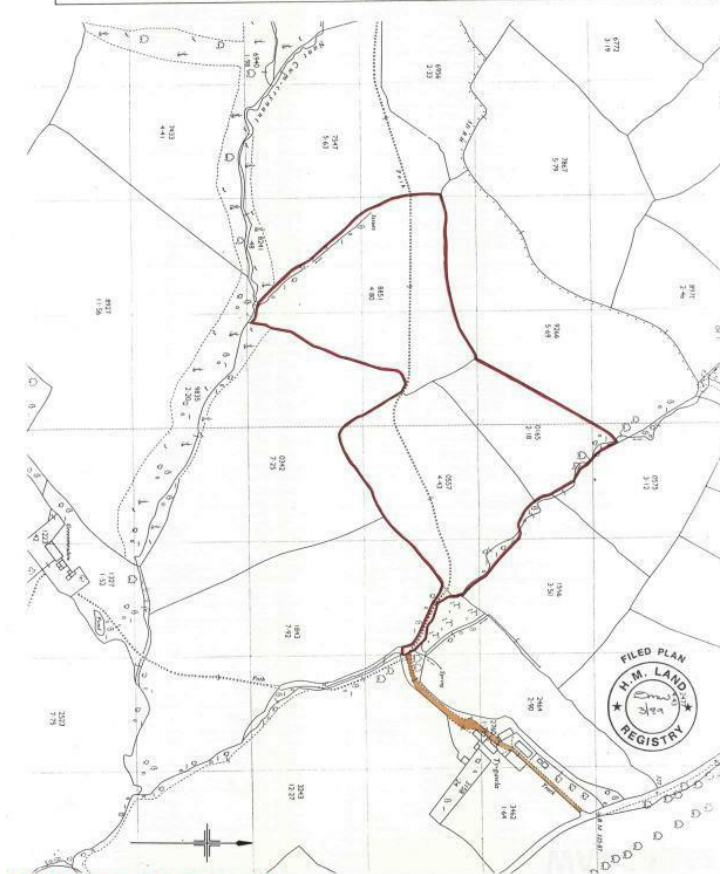
The land is subject to a development overage of 30% for 30 years. Further details are available on request.

### **Viewing Arrangements**

Viewings to be arranged for daylight hours and by appointment only through the sole agents. Please contact Richard Harris BSc (Hons).



H.M. LAND REGISTRY		TITLE NUMBER	
		<b>WA 454242</b>	
ORDNANCE SURVEY PLAN REFERENCE	ST 2085 - ST 2185	Scale	1/ 2500
COUNTY	MID GLAMORGAN	DISTRICT	RHYMNEY VALLEY
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# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF  
01446 771777 sales@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 lettings@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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