



**APPROX. 67.19 ACRES OF AGRICULTURAL LAND,
LLANDOW, CF71 7PA**
AVAILABLE IN THREE LOTS

HARRIS
& BIRT

Approx. 67.19 acres of agricultural land Llandow, CF71 7PA

FOR SALE BY PRIVATE TREATY

AVAILABLE IN 3 LOTS:

Lot 1 - Land of approx. 51.15
acres (20.7ha) (edged red)
Guide Price: £520,000

Lot 2: Land of approx. 12.14
acres (4.91ha) (edged green)
Guide Price: £200,000

Lot 3: Land of approx. 3.9
acres (1.58ha) (edged blue)
Guide Price: £95,000

Location

The land is situated on the edge of Llandow village which lies approximately 2.5 miles southwest of the market town of Cowbridge, with the town of Llantwit Major approximately 5 miles south. The land is a short distance, 5.5 miles, from J35 M4.



[appointed.pine.flattens](https://www.appointed.pine.flattens)

Directions

From our Cowbridge office, head westward on High st/A4222 towards Llantwit Major Rd, taking a left turn. Continue on Llantwit Major Rd (B4270) for approx. 1.5 miles, taking a left turn at the junction followed by an immediate right towards Llandow. Continue straight, passing over the crossroads, the property will be situated on the right is approximately 300 yards.

Lot 1

The land extends in total to approximately 51.15 acres (20.70 ha) of good quality level arable land. The land is divided into four parcels separated by well maintained mature hedgerows. Access to the land is sought off Hoel Y Nant though a double gateway, with several smaller gateways available to individual field direct off the public highway.

Lot 2

The land extends in total to approximately 12.14 acres (4.91 ha) of good quality level arable land which has been drilled with a long term grass ley. The land is a single parcel benefiting from a stock proof boundary fence and well maintained mature hedgerows. Access to the land is sought off the Hoel Y Nant public highway. This land would be of interest to equestrian, amenity or investor purchasers.

Lot 3

Extending to approximately 3.9 acres (4.91 ha), the land comprises of good quality level arable land which has been drilled with a long term grass ley. The land is a single parcel benefiting from a stock proof boundary fence and well maintained mature hedgerows. Access to the land is sought off the adjoining public highway. This land would be of interest to equestrian, amenity or investor purchasers.

Services

The land benefits from a mains water supply.

Wayleaves & Easements

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.

Basic Payment Scheme

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

Cross Compliance

The vendor will be responsible for any cross compliance up to the date of completion. The purchaser(s) will assume responsibility for the cross-compliance obligations on completion and will indemnify the seller for any penalties or reduction in the vendor's payments.

Development Overage

The land is subject to a historic development overage on 30% for 30 years from November 2004.

Further information available on request.

[harrisbirt.co.uk](https://www.harrisbirt.co.uk)

01446 771777

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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.

Tenure

The property is available to purchase on a freehold basis with full vacant possession from 1st December 2022. The current occupier would be willing to continue in occupation on the basis of a farm business tenancy if the purchaser desired.

Local Authority

Vale of Glamorgan County Borough Council, Civic Offices, Holton Rd, Barry CF63 4RU.

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.

Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.



Contact: Rob David BSc (Hons)

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Lot 1



Lot 1



Lot 1



Lot 1



Lot 2



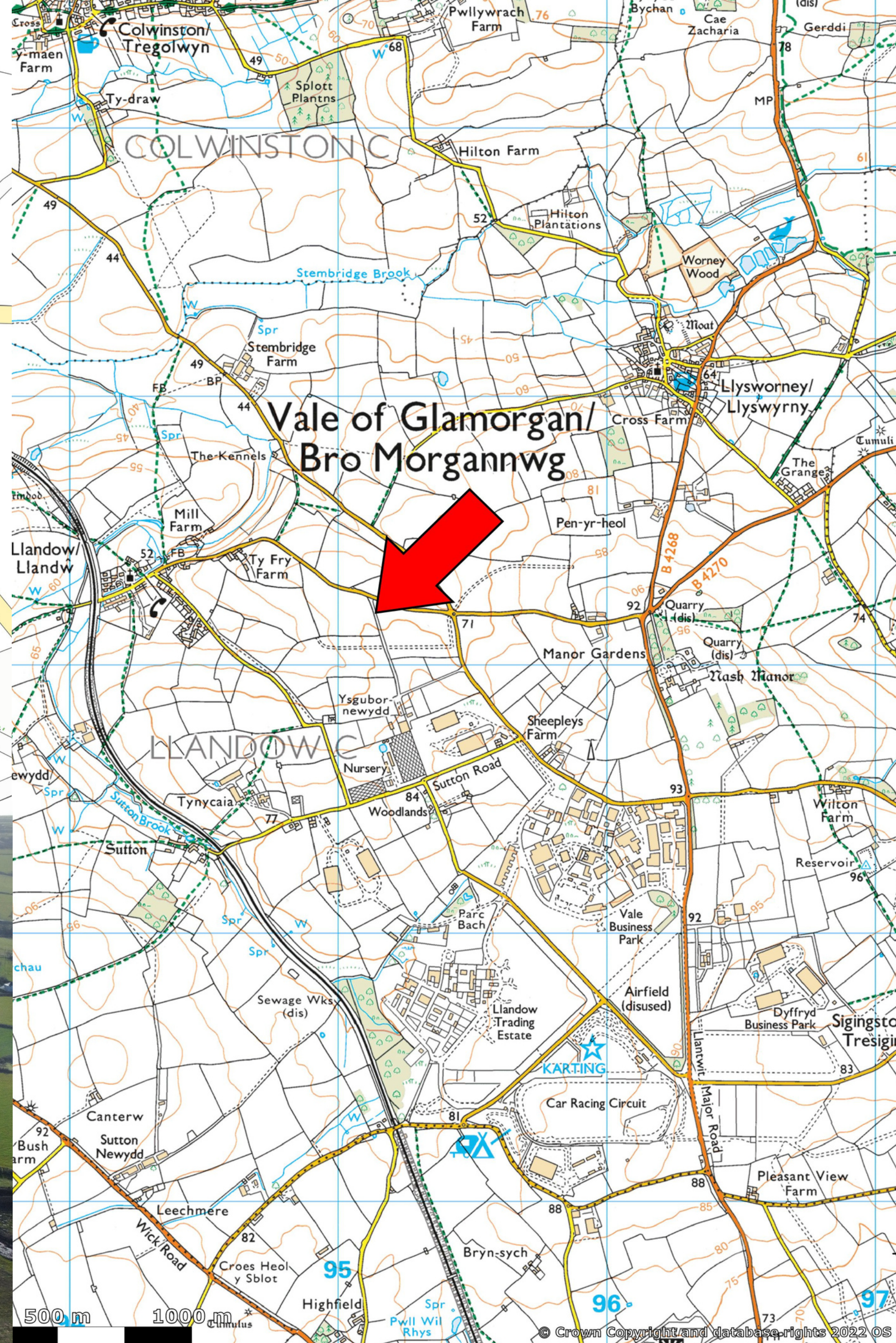
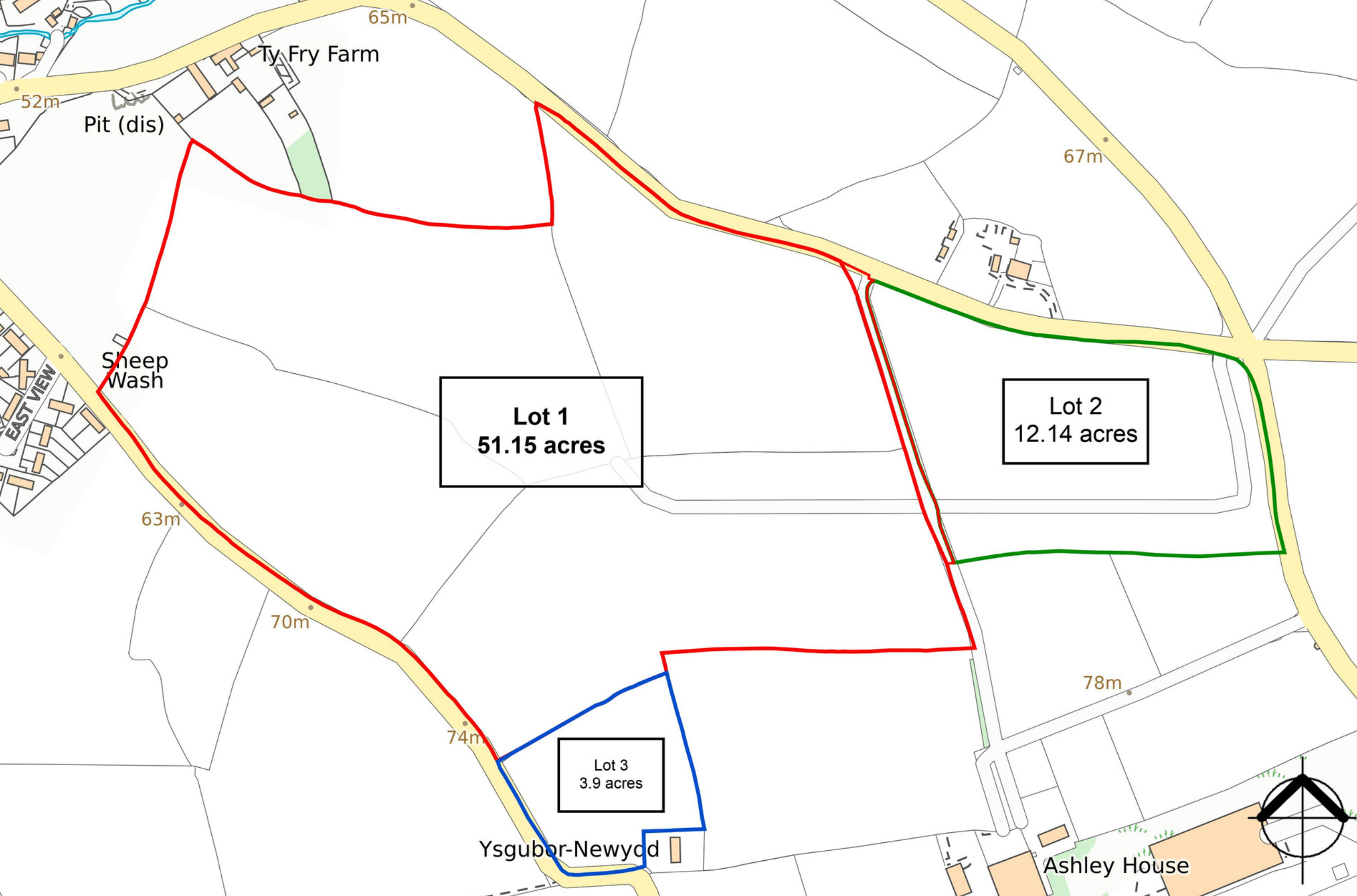
Lot 2



Lot 3



Lot 3



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