



Cwm Ciddy Lane, Barry CF62 3NA  
Offers Over £200,000

HARRIS & BIRT

## Location

Located close to the edge of Porthkerry Park and surrounded by farmland, The parcel is within easy reach of the A4226 coast road, Barry town and the A48. Good riding opportunities in the locality.

## Directions

From our Cowbridge office, proceed east towards Bonvilston along A48 for approx. 6 miles. At Sycamore Cross, take the A4226 southbound towards Barry. Continue on the A4226 for approx. 4 miles, taking the third exit at the roundabout towards Cardiff Airport. Continue for 400 yards, taking a left turn alongside Toby Carvery and Travelodge. Follow the single track lane for 100 yards where the land will be situated on your right hand side.

## Land

3 acres of excellent gently sloping permanent pasture land serviced by a hardcore track providing access to smaller paddocks within. Access to the land is sought of a private road, with a access gate entrance.

## Stables

Timber built L shaped stable block with large foaling loose boxes. Mains water and electricity supply, leading out onto a concrete hardstanding. Good sized storage, tack room and hay store.

## Arena 141'0" x 65'7" (43m x 20m )

Constructed in 2020, this arena offers excellent facilities for both dressage and jumping use. The base of the arena consists of a carpet fibre and sand mix.

## Services

The land benefits from mains water and electricity.

## Tenure

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

## 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.

## Local Authority

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

## 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 do so at their own risk.

## Method of Sale

The land is offered for sale by private treaty.

## Guide Price

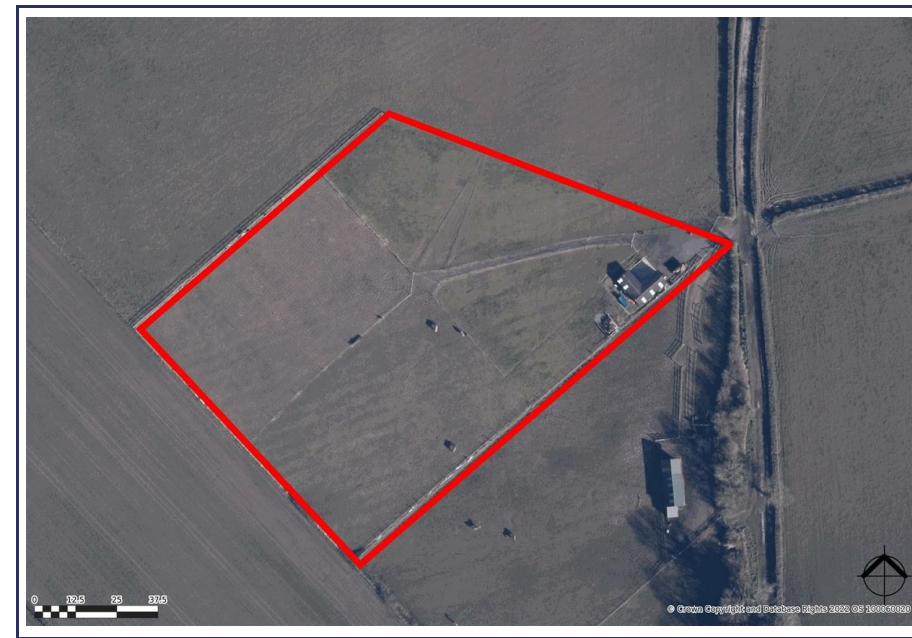
Offers in the region of £200,000.

## Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents. All viewings subject to prevailing Covid 19 regulations.

## All Enquiries

Harris & Birt  
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