



2.7 Acres of Land & Building Plot at Railway Paddocks, Gileston Road

Gileston, CF62 4HU

Offers In The Region Of £250,000

HARRIS & BIRT

An excellent opportunity to purchase this substantial building plot, 2.7 acre pasture and stable block where you are able to build your own three bed detached house, alongside the benefit of excellent equestrian facilities. Situated in a circa 2.7 acre parcel of flat and level pasture in the ever popular village of Gileston with far ranging sea views towards Exmoor and the Somerset coastline. The parcel has been used for over 20 years by the current vendor as a equestrian facility and offers concrete hard standing and timber built L shaped stable block. This land will be of all interest to equine or smallholding purchasers, as well as anybody who wishes to build their own home in a sizeable parcel of land.



- 2.7 Acre Building Plot
- Excellent Equestrian Facilities
- Far Ranging Sea Views
- Close to Facilities in St Athan
- Planning Permission for 3 Bedroom Detached Property
- Flat and Level Pasture
- Good Post and Rail Fencing Throughout
- Excellent Access to M4 Corridor

Location

The land is situated on the outskirts of the rural village of Gileston in The Vale of Glamorgan. Gileston itself lies approximately four miles from Llantwit Major and 6 miles from Cowbridge. Junction 35 of the M4 is just 12 miles. Immediate locality is just secluded and quiet in nature and is ideal for riding out onto bridal trails as well as walking along the range of footpaths surrounding.

Description

The parcel extends to approximately 2.7 acres and predominantly level. The land is laid to long term pasture suitable for grazing for horses and livestock. Separated into paddocks using timber post and rail. There is a timber built stable block with three loose boxes and one currently in use as tack room. Set on a concrete heart standing. Fully gated.

Planning Permission

Planning Reference Number: 2022/00947/FUL - planning for 3 bed detached house and car parking for 3 cars at Land at Gileston Road, St. Athan.

Tenure

The land is held on a freehold absolute title and is available with vacant possession. It is a single registered title CYM139391.

Wayleaves, Easements, Right of Way

The land is traversed by a public footpath (S2/3b/1). The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence.

Plan

The plan attached herein is for identification purposes only. The extent of the land is edged red.

Services

There is mains water supplied. The water supplied via metered supply. There is mains electric supplied at the pole within the field. Mains gas is within the adopted highway on Gileston Road.

Guide Price

The land is offered for sale at a guide price of £290,000.

Viewing Arrangements

The land is available for viewing but interested parties are requested to contact the office first to register their interest prior to entering upon the land. Viewing parties are reminded of the hazards involved in entering upon agricultural land and we advise vigilance and caution to ensure personal safety.

Method of Sale

The property is offered for sale by private Treaty. All offers must be supported with proof of funding and proof of identification.

Health & Safety

Due to the nature of the property, neither the seller or agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

Anti Money Laundering

As part of our obligation 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 requested.

All Enquires

All enquiries to be sent to:

Harris & Birt
65 High Street
Cowbridge
Vale of Glamorgan
CF71 7AF

Contact: David M Lakin BA AssocRICS
T: 01446 771777
E: sales@harrisbirt.co.uk

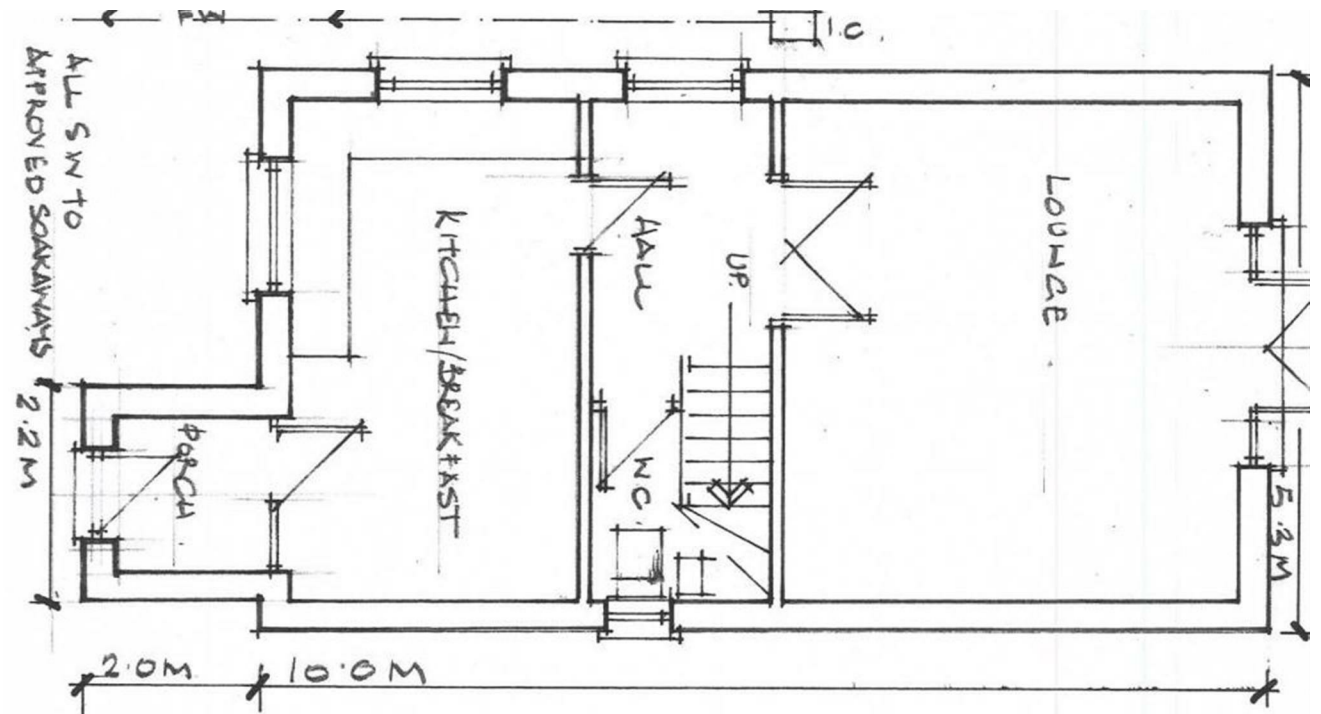
Brochure created 13th May 2024

Directions

Please follow the What3Words location:
///lightbulb.entrust.cheer







GROUND FLOOR PLAN SCALE 1:50.

