

JOHN E JEREMY

Chartered Surveyors

Sale by Private Treaty
On the instructions of Mrs. J Griffiths



Land amounting to 2.2 Acres (0.89 Ha).

Morfa Quinton, Merthyr Mawr.

Offers in the region of £30,000

Brief Description & Situation

A parcel of grazing land, which extends to 2.2 Acres or thereabouts of permanent pasture, clearly fenced.

The accommodation land is predominantly flat pasture suitable for livestock grazing.

The A48 is 200m to the north.

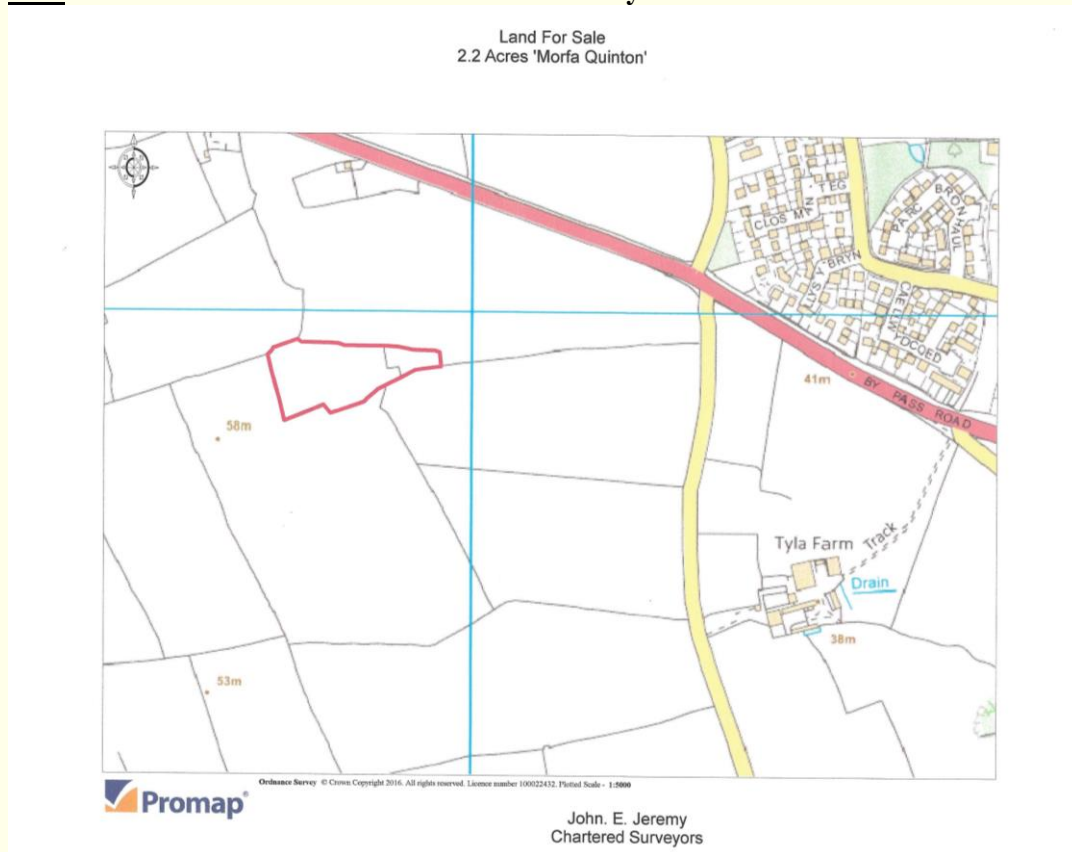
Access

Access is enjoyed over the adjoining fields with the exact route to be confirmed.

The Land

The land comprises of one parcels of permanent pasture ring fenced. With water according to season. The parcel is crossed by a DCWW water main and has two WPD stays on the land.

Plan **Land is marked with red boundary line**



Tenure

Freehold.

Clawback

The land is sold subject to a 25% clawback provision for 10 years in favour of the vendors and their successors in title in respect of any future development. Excluding agriculture.

Local Authority

Bridgend County Council

Rights, Powers and Easements

The property, (or parts of the property if subdivided for sale) is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing or proposed wayleaves for masts, stays, cables, drains, gas or other pipes whether referred to in the stipulations, particulars or conditions of sale or not, and to the provisions of any Planning Schemes of the County or Local Authority.

Guide Price: **Offers in the region of £ 30,000.00**

Solicitors

TBC

Directions

The land is mid way on A48 between the Laleston and Broadlands roundabouts 200m south off A48. Our advertising board is placed on the nearest junction.



Viewing

Viewing strictly by appointment with the selling Agent Mr. Peter. T. Morris (07752734469) Ref: CLA/001/01.

Plans and particulars


The Plans used in these particulars are based on the Ordnance Survey but are for reference only. They are believed to be correct, but the purchaser shall be deemed to have satisfied himself/herself as to the description of the property and any error, omission or mis-statement as to the areas or otherwise shall not annul the sale or entitle the party to compensation in respect thereof.

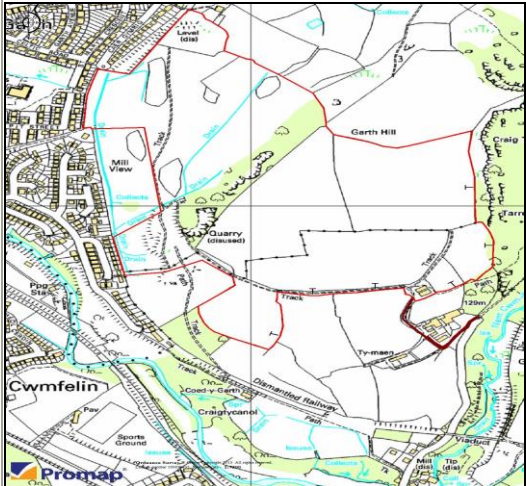
The sale will be subject to Conditions of Sale, which can be obtained from the Vendors Solicitor.

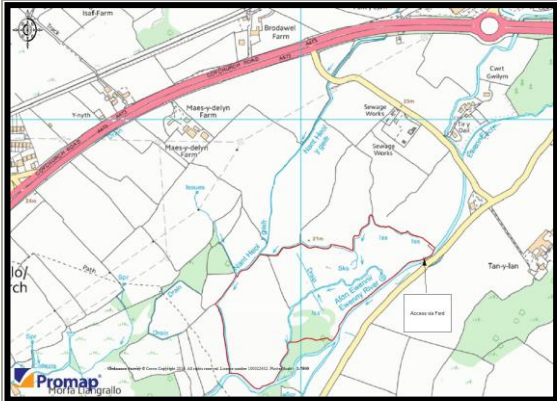
IMPORTANT NOTICE

- 1) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order as they have not been tested by us. Prospective purchasers should satisfy themselves on such matters prior to purchasing.
- 2) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT necessarily precise.
- 3) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact

ALSO FOR SALE

<p><u>Llangynwyd Bridgend.</u></p>	<p>Tymaen Farmhouse and 9.192 Ha. (22 Acres.)</p> <p>4 Bedroom Residence with 9.192Ha. (22.714 Acres) of South facing pasture. Offers over £575,000. See also additional adjoining land below.</p>	
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<p><u>Llangynwyd Bridgend.</u></p>	<p>101 .00 acres Agricultural Land and derelict pre- fabricated piggery. For Sale or to let, as a whole or in two lots. (Adjoins the above.)</p>	
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<p><u>Coychurch Bridgend</u></p>	<p>A Block of grazing land, which extends to 27.825 Acres</p>	
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John E Jeremy
Chartered Surveyors
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