

# JOHN E JEREMY

## Chartered Surveyors

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**Sale by Private Treaty**  
**On the instructions of Mr D S Howells**



**Stables and paddock amounting to 1.9 Acres (0.79 Ha).**

**Pen-y-Bryn, Pyle, Bridgend, CF33 6RB**

**Offers Over £55,000**

### **Brief Description & Situation**

Stables a parcel of grazing land and hardstanding, which extends to 1.9 Acres or thereabouts of permanent pasture, clearly fenced.

The stable block comprises of three stables and tack room, of wood construction on a concrete base.

The land is flat pasture suitable for livestock grazing.

Situated in the hamlet of Pen-y-bryn, the A48 is 1.8km to the west.

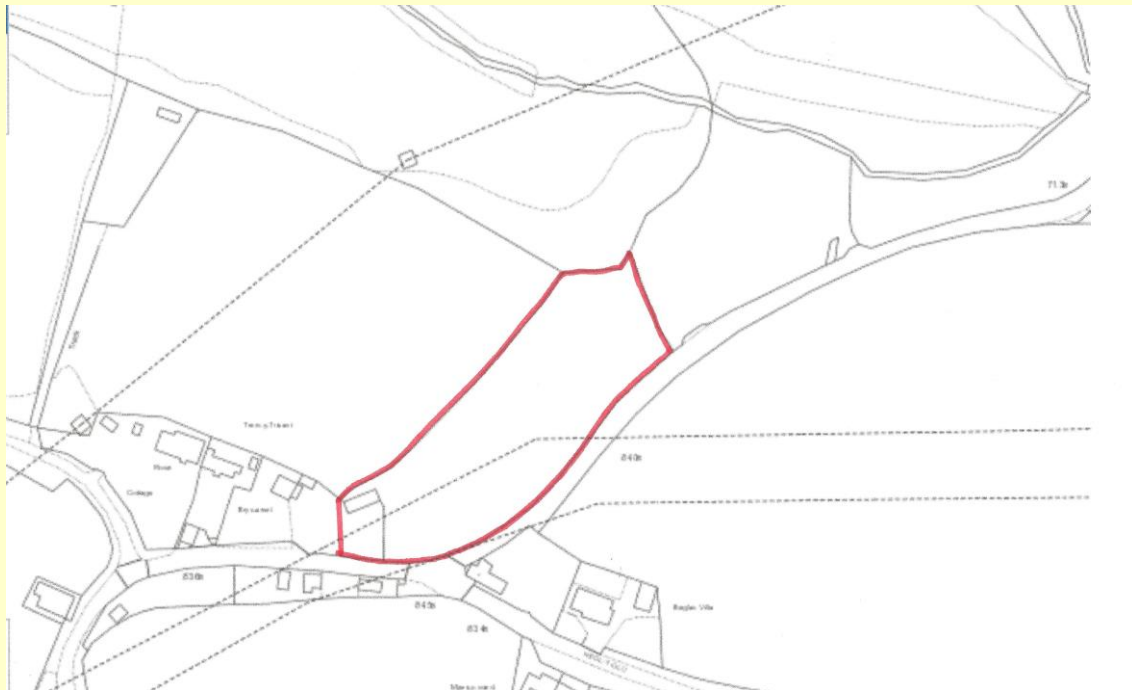
## **Access**

Access is through a gate adjoining a council maintained highway.

## **The Land**

The land comprises of one parcels of permanent pasture ring fenced. The parcel is crossed by a WPD electricity line. There is no water and electricity connected on the site.

**Plan**                      Stables and land 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**

Neath Port Talbot 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 Over £ 55,000.00**

## **Solicitors:**

TBC- Glamorgan Law

## **Directions:**

The land is 1.8km from the A48 at Pyle in the hamlet of Pen-y-Bryn

For Satellite Navigation use; CF33 6RB.

## **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.

## **Viewing**

Viewing strictly by appointment with the selling Agent Mr. Peter. T. Morris (01656 650244) Ref:HOW009.

## 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

### **John E Jeremy**

**Chartered Surveyors**

**Tudor House Coychurch Bridgend CF35 5NS;**

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***www.farmtrack.co.uk***