

Land adjacent to Gwern y Gedrych Farm
Peterston Super Ely, Vale of Glamorgan

LOT 2



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LOCATION

The land is located in the heart of the Vale of Glamorgan in the sought after village of Peterston super Ely within a short distance of Creigiau, Groesfaen, Radyr, Llandaff and St Fagans.

To find the land from Cardiff travel along the A4119 Llantrisant Road and turn left before the village of Groesfaen, signposted Peterston super Ely. Proceed over the bridge that spans the M4 and continue on this road for a further 750m where the parcel of land will then be found on the right hand side at the entrance to Gwern y Gedrych Farm.

DESCRIPTION

The parcel of land totals 6.10 acres (2.47 hectares) and offers an opportunity seldom available to acquire a self contained parcel of land ideal for pony paddocks close to Cardiff, set within a peaceful rural environment. The land is divided into three paddocks with post and wire stock proof fencing. A timber stable block comprising two loose boxes is within its own self contained paddock adjacent to the access road. A mobile tack room/shepherd unit is adjacent to the stables. The buyer will have a right of way over the access road (coloured brown on the plan), shared with an adjacent neighbour. There is a footpath on the access road.

TENURE

Freehold with vacant possession.

WATER SUPPLY

There is an existing water pipe installed between points B and C. A new water pipe is ready for connection between C and X as shown with an unbroken blue line on the indicative plan provided. The cost of the connection is to be shared equally between the purchaser and the adjoining land owner.

LOCAL AUTHORITY

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU Tel: 01446 700111.

PLANNING

Prospective purchasers should conduct and rely upon their own planning and other enquires if any form of development or change of use is contemplated.

VIEWING

Please contact Cooke & Arkwright regarding the viewing arrangements.

LEGAL PACK

The Special Conditions that apply to this Lot are set out in the Legal Pack which is available at a charge of £20 from either Cooke & Arkwright or the Sellers Solicitor: Emyr Pierce & Co, 5a Heol y Deri, Cardiff, CF14 6HA (FAO: Mr E Pierce). Please check on the day of the Auction for any variation in the Special Conditions or Particulars of Sale.

