

Land & Buildings at Maes-Saeson,

LOT 3

Peterston Super Ely, Vale of Glamorgan



Plan for identification purposes only. Not to scale, Crown copyright 2004. All rights reserved. Licence Number 100020449

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 until coming to a cross roads and turn right. Proceed along this road for approximately 500 meters where the parcel of land will then be found on the right hand side at the entrance to Maes-Saeson.

DESCRIPTION

The parcel of land totals 7.71 acres (3.12 hectares) and offers an opportunity seldom available to acquire a complete parcel of land and enclosure block close to Cardiff, set within a peaceful rural environment. The land is post and railed fenced into five paddocks and one larger field. The enclosure block comprising ten loose boxes and feed storage area is contained within its own self contained yard with a large amount of hard standing adjacent to the access road. The buyer will have a right of way over the access road (coloured brown on the plan), shared with adjacent neighbours.

There is an existing water pipe servicing the property for which the purchaser will be responsible for water used by means of a sub meter. Each paddock has its own water tank. The property has a mains electricity supply.

The property at present is included within a Tir Gofal (Agri-environmental agreement) which attracts remuneration from the Countryside Council for Wales. It may be possible for this to continue but prospective purchaser should reply upon their own enquiries.

TENURE

Freehold with vacant possession.

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 enquiries 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.

COOKE & ARKWRIGHT

029 20 346346

www.coark.com