

Land at Caerau Lane

LOT 5

Wenvoe, Vale of Glamorgan



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LOCATION

The land is situated at Caerau Lane, Wenvoe, conveniently located only about a mile from Culverhouse Cross on the western side of Cardiff.

To find the land leave the M4 at Junction 33 and take the A4232 towards Cardiff. Travel past the entrance to the Museum of Welsh Life and exit onto the Culverhouse Cross roundabout. Take the A4050 to Barry and continue for about ½ mile over the next roundabout before turning left at the next mini-roundabout signposted to Wenvoe Quarry. After 350 metres turn left into Caerau Lane. The field gate entrance into the land will then be found on the right hand side after 250 metres.

DESCRIPTION

A valuable and productive block of agricultural land laid down to permanent pasture with roadside access and water connected. The land is suitable for use for grazing horses or stock, or could be used for a variety of leisure purposes subject to any necessary planning permission being obtained.

In total the area is about 4.29 hectares (10.6 acres).

TENURE

Freehold with vacant possession.

The mineral and sporting rights will be reserved by the Seller.

DEVELOPMENT CLAWBACK

The sale will be subject to a development clawback at 50% of the uplift in value arising on the grant of planning permission for development within 25 years of the date of sale. Full details are set out in the Legal Pack.

LOCAL AUTHORITY

The 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 of change of use is contemplated.

VIEWING

Please contact Cooke & Arkwright regarding the viewing arrangements.

COMPLETION DATE

Completion of the sale will take place on 5th January 2007.

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: Thomas Graham, Solicitors, 62 Newport Road, Cardiff, CF24 0DF. Tel: 02920 557200 (FAO: Mr S A. Simon). Please check on the day of the Auction for any variation in the Special Conditions or Particulars of Sale.

COOKE & ARKWRIGHT

029 20 346346

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