



CHARTERED SURVEYORS
LAND & ESTATE AGENTS

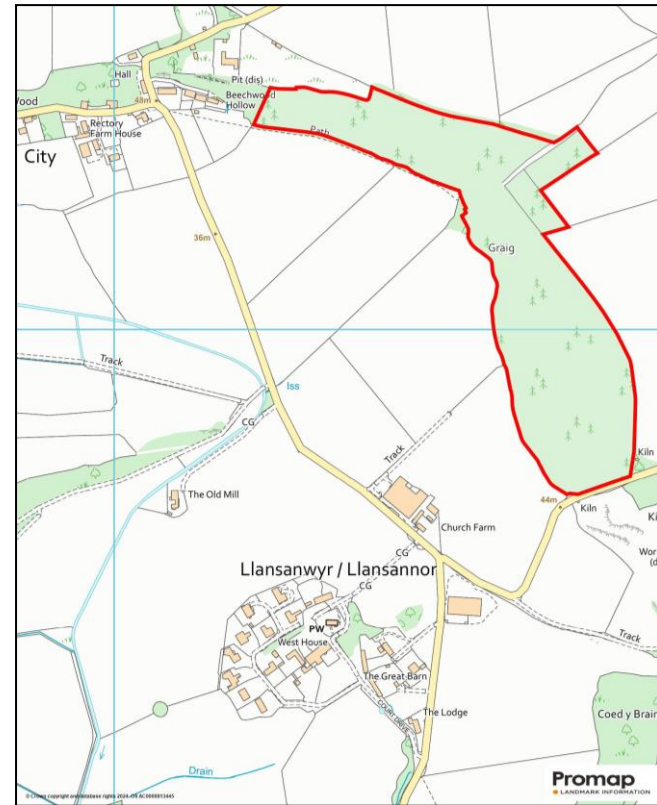
TUDOR HOUSE COYCHURCH,
BRIDGEND,CF35 5NS

WWW.FARMTRACK.CO.UK
01656 650244

Graig Woods, Llansannor Vale of Glamorgan

What 3 Words/// September.caged.curated

On the instructions of Mr D R Barber



Mature Mixed Woodland Extending to 13.66 hectares (33.76 acres)
Offers in Region of £250,000.00 (Two Hundred and Fifty thousand Pounds)

SITUATION & BRIEF DESCRIPTION

- A substantial block of mature woodland, in a prominent location. Situated north of Llansannor and east of City in the Vale of Glamorgan. A rural position with a foot path running through the Woodland.
- Mixed mature woodland with several species of native trees, wild grasses, mosses, wildflowers and mushrooms.
- Classified as Ancient Semi Natural Woodland on the Woodland inventory.
- The woodland has been sympathetically managed.
- Suitable for a range of alternative uses subject to planning.
- A Woodland Trust Report (AWR) available on request.
- Adjoining a public highway.

Planning: There is currently no planning on the land

Overage: 20% for 20 years for on any change from existing use.

Rights of way/ Easements: There is a public footpath through the woodland and a BT Cable.

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Locality: East of the hamlet of City, 3 miles from Cowbridge, 8.5 miles from Bridgend

VIEWING: By appointment with the agent. The woodland can be seen from several public roads and there is a public right of way that cuts through the woodland.

AGENT: Peter Morris, Farmtrack, Tudor House, Coychurch, Bridgend. CF35 5NS. (Tel: 01656 650244) admin@farmtrack.wales

Solicitor: Mr M Price DJM Solicitors mip@djm.law.co.uk tel 01476 565295

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.

