

On the instruction of Executors of the Late I G David and Mrs Joan David



Land extending to 2.727 Hectares (6.739 acres)

at Southerndown, Vale of Glamorgan.

What3words:///redefined.staring.bulky

OIRO £200,000

Brief Description

- Pasture extending to 6.739 acres, as marked in red on plan.
- Close to the natural coastline
- Pond, water according to season.
- Within the village of Southerndown
- Former pigsty within field
- Land is within the Glamorgan Heritage Coast

BPS Entitlements: The land is registered with RPW. There are no BPS entitlements including in the sale.

Wayleaves, Easement and Rights of Way: The property is sold subject to and with benefit of all existing rights and obligations including rights of way, whether public or private, support, drainage, water and other obligations, easement, quasi-easements and all wayleaves whether referred to or not in these particulars. There is a PROW crossing the land.

Directions: Off the B4524 between Ogmores-by-sea and St Brides Major, turn onto Beech Road for Dunraven Bay, then first left onto "The fields" road (side of Frolics).

Overage; 30% for 30 years excluding Agricultural and Equestrian use.

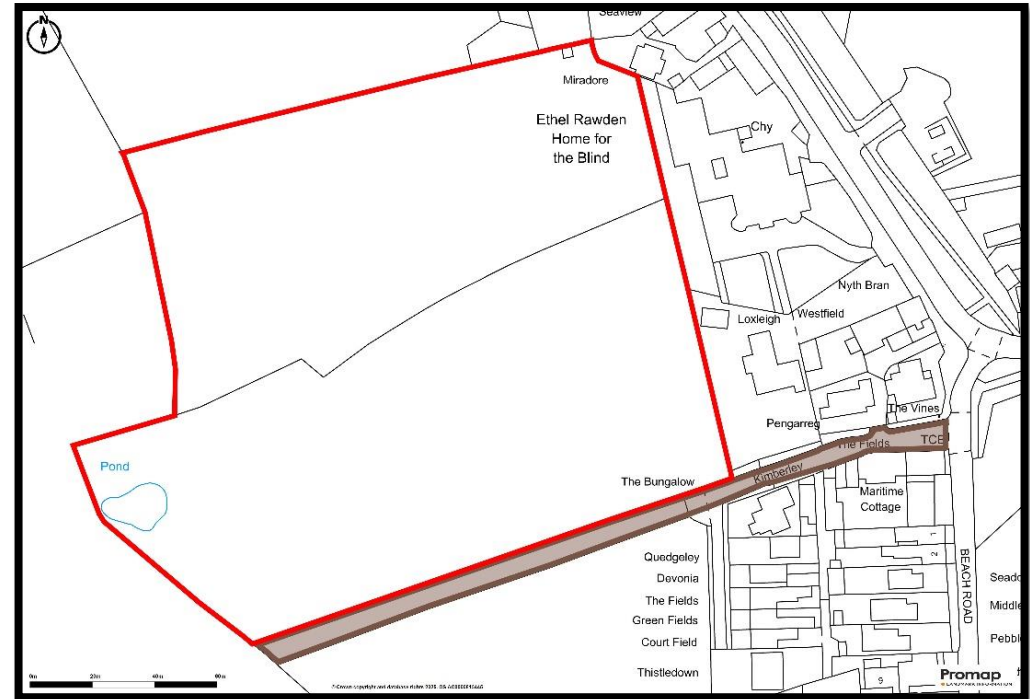
Viewing: Appointment with the agent.

Guide Price: OIRO £200,000.00

Tenure: Freehold with vacant possession.

Contact: Jeremy D Liley of Farmtrack Chartered Surveyors, Bridgend, CF35 5NS.

Tel:01656 650244 E-mail: admin@farmtrack.wales



The land is on the right of the lane via a galvanised gate.

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.
- 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. 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