



CHARTERED SURVEYORS
LAND & ESTATE AGENTS

TUDOR HOUSE COYCHURCH,
BRIDGEND, CF35 5NS

WWW.FARMTRACK.CO.UK
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Pasture land with timber stables off Brynna Road, Pencoed, Bridgend

What 3 Words ///drifting.paddocks.flicks
Nearest postcode: CF35 6PL

On the instructions of Stephen John Witts



Freehold land approx. 20.277 acres, available as a whole or in two lots.

Lot 1: 2.54 Ha (6.227 ac). Pasture and areas of scrub. Offers in region £ 50,000

Lot 2: 5.66 Ha (14.00 ac). Pasture with 2 timber stables, areas of scrub & Native woodland. Offers in the region of £110,00

The land is classified as Site of Special Scientific Interest (SSSI).

SITUATION & DESCRIPTION

- OS Grid Reference: SS976827. Situated to the north of Red roofs, Brynna, Pencoed. Easily accessible by highways from surrounding villages and towns. By road, the M4 is approx. 3 Km to the west.
- Of interest to Developers/ Industry for environmental off set, farmers (SFS habitat land) and equestrian.
- There are 2 (12ft x 12ft) timber constructed stables with gated fronts on slabbed bases within Lot 2.
- The Agricultural permanent pastureland is suitable for livestock grazing and is designated as SSSI, natural water according to season.
- The land has no mains connection but is crossed by Utilities.
- Access via private track.

PLANNING: There are no planning permissions on the land. Bridgend County Borough Council is the Local Authority.

OVERAGE : None

TENURE: Freehold with Vacant Possession on Completion

ENVIRONMENTAL AGREEMENT: The land has in the past been in a SSSI agreement.

RIGHTS OF WAY: There are public rights of way effecting the land.

RIGHTS, POWERS AND EASEMENTS: The property (or parts of the property if subdivided for sale) is sold subject to and with the benefits 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 wayleave form masts, stays, cables, drains, gas or their pipes where referred to in the stipulations, particulars or conditions of sale or not, and the provisions of any planning schemes .

DIRECTIONS: From Pencoed College Campus roundabout, east onto Penybont road, next round about 2nd exit onto Brynna Road, opposite the Mountain Hare pub, left into the housing estate. Follow the road until you reach the access gate on the roundabout. From Llanharan square take Brynna Road, turn right opposite Mountain Hare. Farmtrack sign fixed to the timber post and rail fence alongside access gate.

AGENT: Mr Jeremy Liley, Farmtrack Chartered Surveyors, Tudor House, Coychurch, Bridgend. CF35 5NS

Tel: 01656 650244 admin@farmtrack.wales

VIEWING: By appointment with Agent

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.

4) The plans used in these particulars are based on the Ordinance Survey but 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 part to compensation in respect thereof.

