



CHARTERED SURVEYORS  
LAND & ESTATE AGENTS

TUDOR HOUSE COYCHURCH,  
BRIDGEND, CF35 5NS

WWW.FARMTRACK.CO.UK  
01656 650244

On the instructions of Sally Hall

**Sale by Private Treaty**

**Land at**

**St Mary Hill,**

**VoG, CF35 5ED**

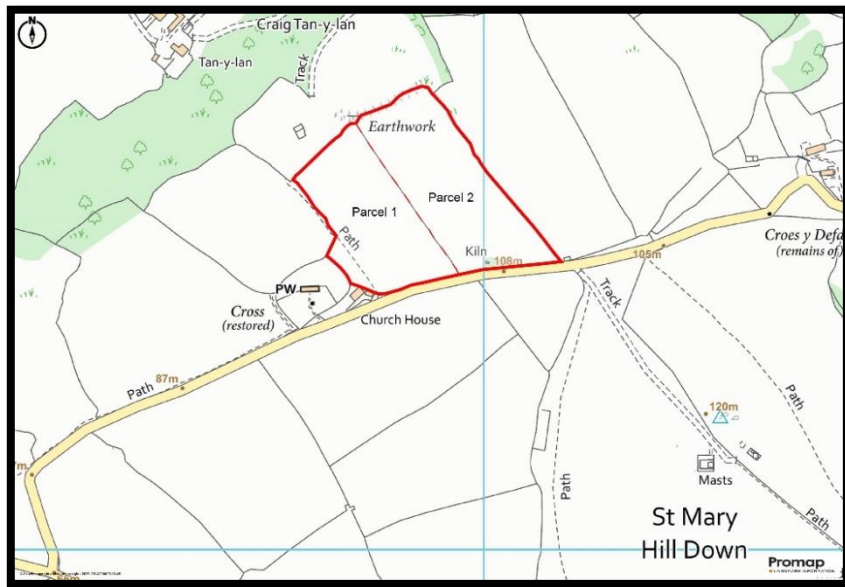
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**Freehold Land part of Ty Candy Farm, Treoes. approx. 4.77 Hectares (11.78 acres)  
Of interest for Agricultural and Equestrian Use.  
Land available as a whole or split into two lots.**

**Land is adjacent to St Mary Church, St Mary Hill, Vale of Glamorgan.**

**Offers as a whole in the region of £180,000 (One Hundred and Eighty Thousand Pounds).**



## SITUATION & DESCRIPTION

- OS parcels SS9579 8740 & 9645. Situated in the hamlet of St Mary Hill, which is located east of Treoes and west of Llangan in the Vale of Glamorgan.
- Quality block of mowing or grazing land, being gently sloping pasture in all extending to approx. 11.78 acres. Parcel 1: 5.31 acres and Parcel 2: 6.47 acres with a small area being former Kiln and quarry. Maintained traditional hedgerows as boundaries features, including section abutting single width highway.
- Mains water connection with livestock water tank fitted.
- Access off Highway to parcel 2, while parcel 1, via the driveway of Church house.
- Rural location offering superb riding country via lanes/ bridleways.
- Panoramic views over the Bridgend area and the Vale.

**PLANNING:** There are no planning permissions on the land. Vale of Glamorgan County Borough Council is the Local Authority.

**OVERAGE:** 30% for 30 years for renewables only.

**VIEWING:** By appointment. There is no stock on the land.

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

**RIGHTS, POWERS AND EASMENTS:** 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 .

**LOCALITY & DIRECTIONS:** Via A48, turn off north at Pentre Meyrick cross, stay on road past Llangan school, take a left on Ruthin Common (junction with converted chapel) at the fork, take a left and follow lane, the land is on your right before the Church. From Treoes, head east out of the village, at the crossroads, take a right up the hill and first left, pass the Church and the land is on your left. There is a Farmtrack sign on the gate.

**AGENT:** Mr Jeremy Liley, Farmtrack Chartered Surveyors, Tudor House, Coychurch, Bridgend. CF35 5NS Tel: 01656 650244 [admin@farmtrack.wales](mailto:admin@farmtrack.wales)

### 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.