



FOR SALE BY PRIVATE TREATY

APPROXIMATELY 2.94 ACRES OF PASTURE LAND
SITUATED AT PANT HIRWAUN,
HEOL-Y-CYW, BRIDGEND



Guide Price £45,000

SITUATION

The land is situated between Bryncethin and Heol Y Cyw at Pant Hirwaun with access onto the B4280 Pant Hirwaun Road.

DESCRIPTION

The land is level pasture land as shown edged with red on the attached plan, with the benefit of road access and considered to have potential for agricultural, equestrian and amenity use.

ACCESS

We are informed that the land enjoys established access rights across the adjacent Common land for agricultural use. All queries regarding access should be addressed to the Vendor’s solicitors.

COMMON GRAZING RIGHTS

We are informed that the property benefits from common grazing rights details of which are available from the vendors s solicitors.

BOUNDARIES

The responsibility for boundaries where it is known is as shown by the inward facing T marks on the plan.

TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession upon completion.

PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents cannot be guaranteed.

WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

VIEWING ARRANGEMENTS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property.

FURTHER DETAILS

Please contact Robin Jones on (01446) 774152 or rural@wattsandmorgan.co.uk

DIRECTIONS

From Junction 36 of the M4 Motorway take the A4061 to Bryncethin, continue through the traffic lights to the roundabout by The Mason Public House and take a right hand turn onto the B4280 towards Heol Y Cyw. Continue on the B4280 towards Heol Y Cyw. The land is located on your right hand side indicated by a Watts and Morgan For Sale Board.

