



LAND AT LLANCADLE, VALE OF GLAMORGAN, CF62 3AQ

Guide Price £25,000

Approx. 0.39 acres of grassland paddock benefitting from road frontage.

FOR SALE BY INFORMAL TENDER CLOSING AT 12 NOON ON FRIDAY 19TH MAY 2023



A Bruton Knowles LLP Company

Land at Llancadle, Vale of Glamorgan, CF62 3AQ

INSTRUCTION

Bruton Knowles are delighted to have received instructions to offer for sale by Informal Tender a paddock of approximately 0.39 Acres in the heart of the Vale of Glamorgan at Llancadle CF62 3AQ.

LOCATION

Llancadle Village, Vale of Glamorgan CF62 3AQ.

DESCRIPTION

The land comprises of approximately 0.39 acres of a grassland paddock benefitting from road frontage.

UPLIFT/CLAWBACK

The Vendors will retain an uplift for future development value of 30% for 30 years.

ACCESS

The paddock benefits from road frontage and an access gate onto the public highway.

FIELD BOUNDARIES

The field is bounded by mature hedges and some fencing, it is reasonably stockproof.

SERVICES

There are no known services.

BASIC PAYMENT SCHEME

There are no entitlements included with the sale.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights are included in the sale. All timber and mineral rights are included in the sale.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

BOUNDARIES

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

TENURE

The land is offered for sale Freehold.

VIEWING

Viewing may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars, please contact Russel H Davies of Bruton Knowles, contact details are provided below.

METHOD OF SALE

The land is to be offered for sale by Informal Tender with Tenders closing at 12 noon on **Friday 19th May 2023** (unless previously sold). Tenders are to be delivered to Bruton Knowles at:-

Bruton Knowles, Oddfellows House, 19 Newport Road, Cardiff, CF24 0AA and marked "**Tender – Land at Llancadle, Vale of Glamorgan**"

COMPLETION

Completion is scheduled for 16th June 2023.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Informal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

AGENTS

Bruton Knowles
Oddfellows House
19 Newport Road
Cardiff
CF24 0AA

Russell Davies

Email: Russell.davies@brutonknowles.co.uk

Mob: 07887 625878

DIRECTIONS

From Barry - Follow the B4265 west from Waycock Cross for approx. 4 miles, turn right at sign for Llancadle, Llanbethery, and Llancarfan, follow the road into the village of Llancadle, the paddock will be on the left as you leave the village.

From St Athan - Follow the B4265 east for approx. 1 mile, turn left at sign for Cardiff, Barry, Llancarfan, Llanbethery, Llancadle, Rhoose, East Aberthaw and Fonmon Castle, follow the road into the village of Llancadle, the paddock will be on the left as you leave the village.

From the A48 - Turn south off the A48 at the Aubrey Arms, Bonvilston CF5 6TQ, follow the lane for approx. 4 miles reaching Llancadle. The paddock will be immediately on the right at the beginning of the village

CONTACT

Oddfellows House
19 Newport Road
Cardiff

Russell H Davies
07887 625878
russell.davies@brutonknowles.co.uk



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