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8.86 Acres of Land
& Buildings at
Greenyard Farm,
St Andrews Major, Vale of
Glamorgan, CF63 1BL

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Land & Buildings at Greenyard Farm

By Private Treaty

Guide Price of:
£250,000 - £300,000

Approx. 8.86 acres (3.585 hectares) of land and buildings

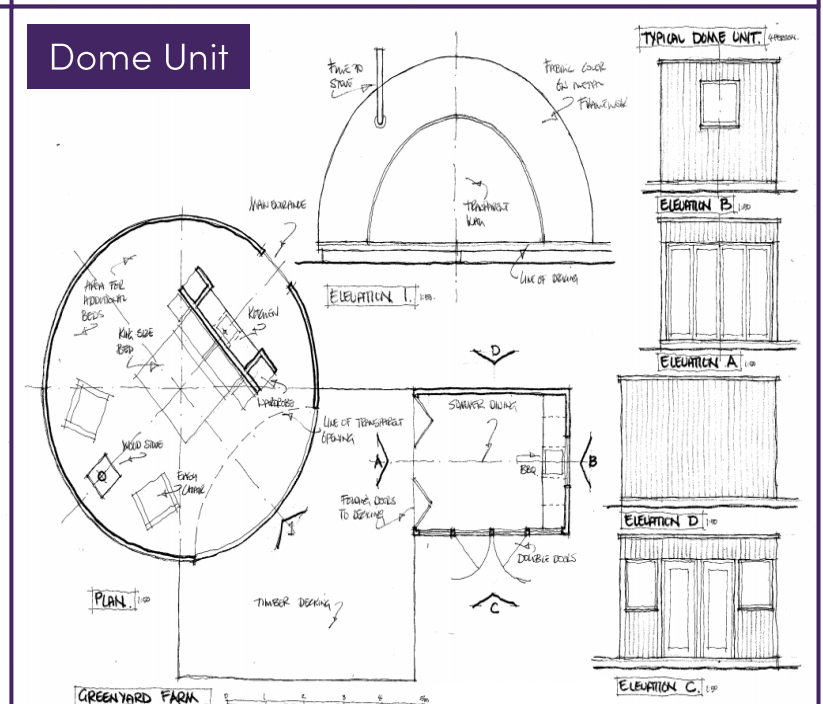
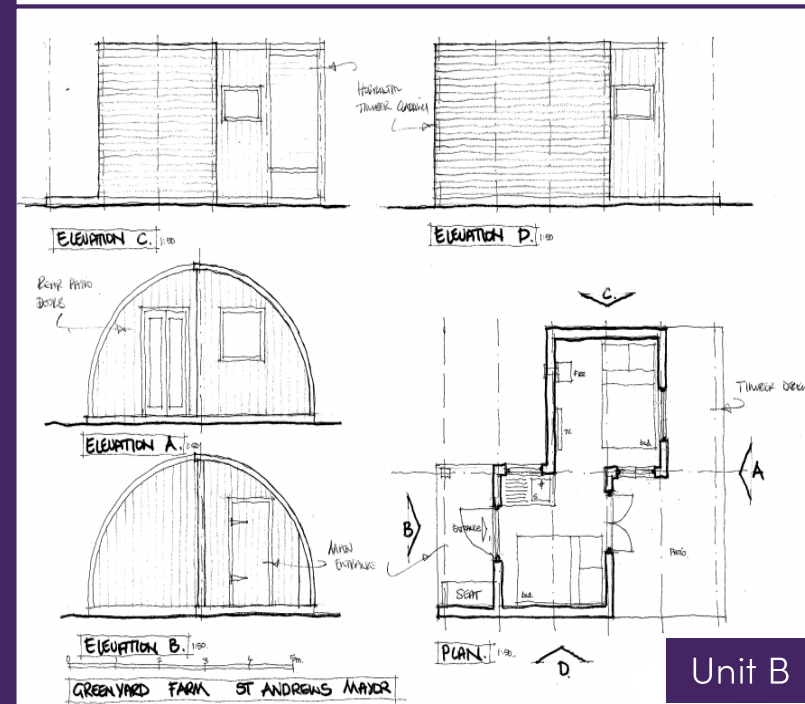
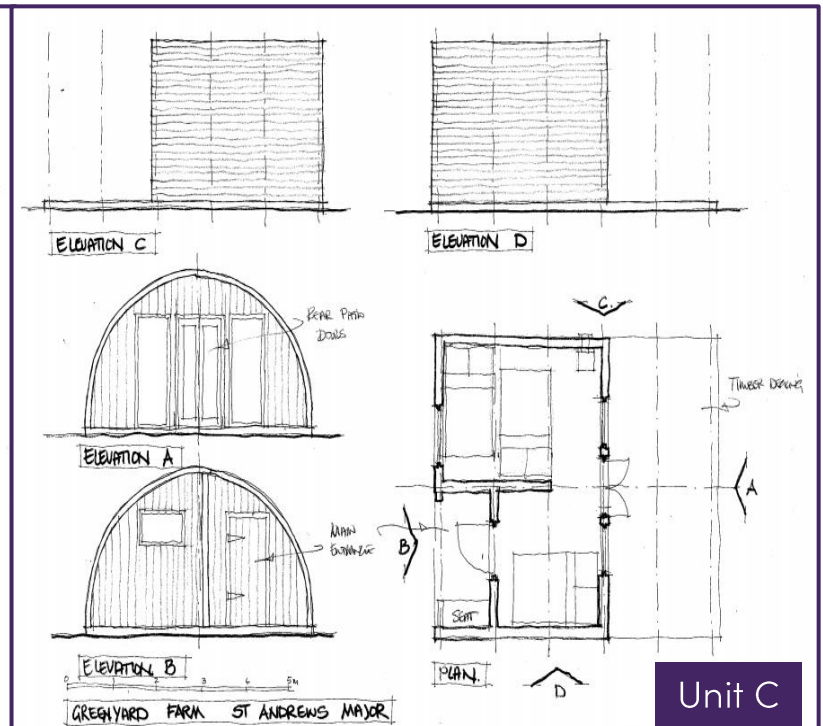
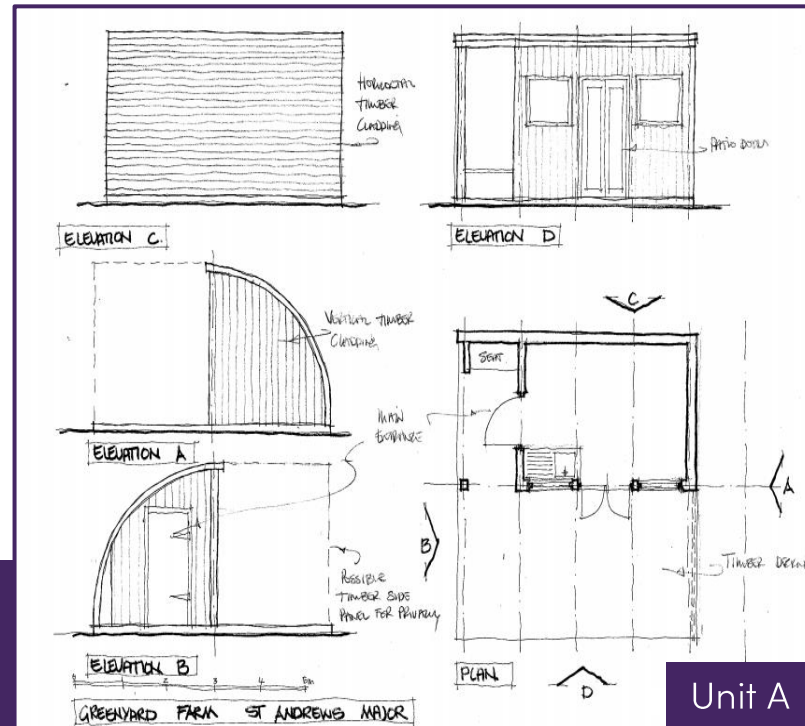
St Andrews Major, Vale of Glamorgan

Approved planning consent for the erection of 12 holiday accommodation units and shower block

Vale of Glamorgan Council
Planning Ref:
2017/00291/FUL

For Sale by Private Treaty

Guide Price of
£250,000-£300,000



Location

The land is located in the small rural village of St Andrews Major in the Vale of Glamorgan less than 2 miles to the east of the village of Dinas Powys.

The area is accessible from Dinas Powys via St Andrews Road or Westra, or from Wenvoe and Barry via Port Road / A4050 or the Barry Docks Link Road / A4231.

The land is situated to the east side of Argae Lane.

The land is strategically placed in a rural location roughly equidistant between the capital city of Cardiff and the Town of Barry and benefitting from good links with the M4 motorway.

Description

The land and buildings extend in total to approximately 8.86 acres (3.585 hectares).

The land presently consists of a farm yard, range of agricultural buildings and flat permanent pasture (formerly used for golf course purposes).

The subject land benefits from approved planning permission for the demolition of the milking parlour and steel framed buildings and the erection of 12 holiday accommodation units and shower block (see planning section for details).

The land is shown edged red on the plan for identification purposes only.

Access

A newly constructed entrance off Argae Lane.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Planning

Interested parties are advised to make their own enquiries with the Vale of Glamorgan Council in order to verify.

Vale of Glamorgan Council

www.valeofglamorgan.gov.uk

The subject land forms part of the following planning application:

Reference	2017/00291/FUL
Proposal	Change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block at Greenyard Farm, Argae Lane, St Andrews Major
Location	Greenyard Farm, Argae Lane, Barry
Decision	Approved
Decision Date	6th October 2017

Boundaries

The boundary responsibilities are shown by the inward facing ‘T’ marks on the attached plan.

The boundaries are defined by hedgerows and fencing.

The buyer will be responsible to erect a new stock proof fence between points A, B and C on the plan. The buyer and their successors in Title will be responsible to repair and forever maintain and renew the boundaries marked between points A, B and C on the plan.

Services

Mains electricity and water are understood to be readily available to the site being situated in Argae Lane. Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water and Western Power Distribution as to the adequacy and availability of these services.

Wayleave/Easements/Rights of Way

The property is being 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 and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Method of Sale

By Private Treaty.

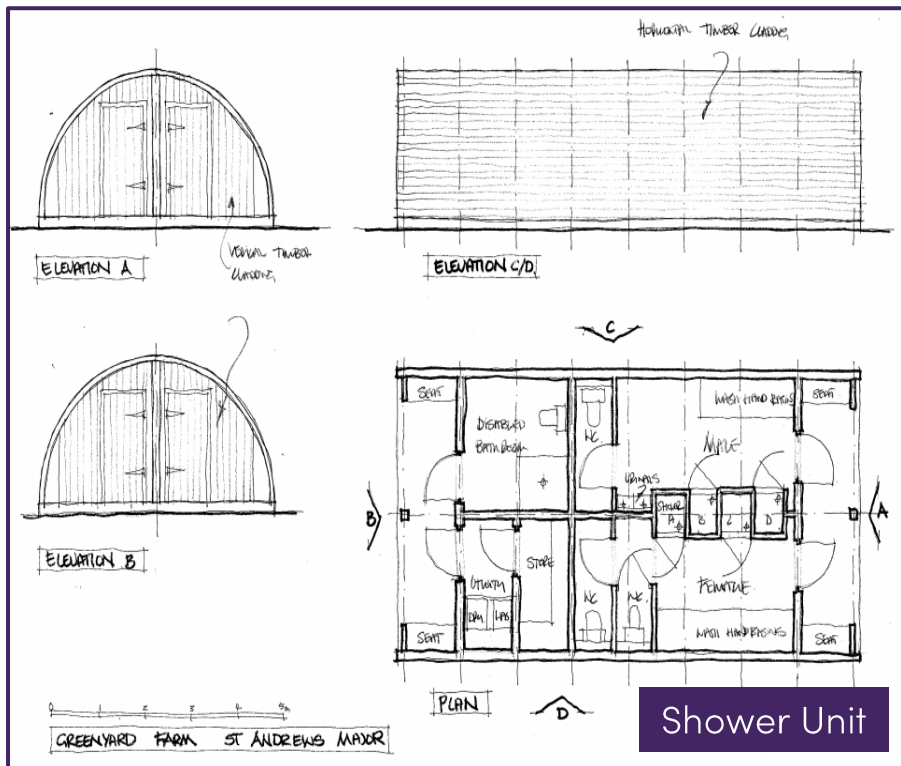
Price

Guide Price of £250,000-£300,000

Directions

Sat Nav users: CF63 1BL

From Culverhouse Cross travel south on Port Rd / A4050 towards Wenvoe. Go straight on at the first 3 roundabouts. At the fourth roundabout take the first exit onto St Andrews Road and continue along this country lane for approximately 1 mile. Take the right-hand turn onto Argae Lane and continue for approximately 0.5 miles. The subject land will be on your left-hand side. Look for the Herbert R Thomas sale board.



Viewing Arrangements

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: **Andrew Thomas**

Tel: **01446 776379**

E-mail: andrewthomas@hrt.uk.com

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.