



# hrt

herbert r thomas

Approximately 19.67 acres  
of land

Argae Lane

St Andrew Major

Barry

Vale of Glamorgan

CF63 1BL

[hrt.uk.com](http://hrt.uk.com)



Approximately 19.63 acres  
of Land

Argae Lane  
St Andrew Major  
Barry  
Vale of Glamorgan  
CF63 1BL

Guide Price: £260,000

- Approximately 19.63 acres of Land  
(Formerly used for golf club purposes)
- Unique opportunity
- For Sale by Private Treaty
- Suitable for:  
Grazing of Livestock  
Mowing Purposes  
Equestrian Use
- Edge of Barry





Situation

The land is situated to the south of St Andrews Major. A short traveling distance from Barry, providing convenient amenities as well as good transport links.

Please see the attached location plan.

Description

The property extends to approximately 19.63 acres (7.94 hectares) of flat permanent pasture (Formerly used for golf club purposes). It is classified as Grade 3a on the Agricultural Land Classification Series.

The northern boundary comprises livestock fencing, the remaining boundaries are not currently fenced. Please see the boundaries responsibility/condition of sale for further information. The property may offer potential for agricultural, equestrian and amenity use.

Access

Access to the property is available from the public highway known as Argae Lane, marked A on the enclosed plan. The buyer shall be responsible to install an agricultural gate on entrance to the land marked A on the enclosed plan.

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.

Services

We understand that the property does benefits from a natural water supply via a stream called Cold Brook.

For further information regarding mains water, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water.

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. There are no footpaths crossing the land.

Development Clawback

The land is sold subject to a 40 year Development Clawback. The Development Clawback shall be triggered on the development of a residential dwelling or dwellings on any part of the Property or the conversion of any building or buildings on the Property erected after the date hereof to a residential dwelling or dwellings. The earlier of the sale of the land with the benefit of a Planning Permission or the implementation of a Planning Permission will trigger the clawback at a rate of 50% of the Development Value less the current use value.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

The buyer shall be responsible to erect a stock proof fence between points B-C on the enclosed plan. The buyer and their successors in Title will be responsible to repair and forever maintain and renew the boundary marked with an inward T on the enclosed site plan.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price – £260,000

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

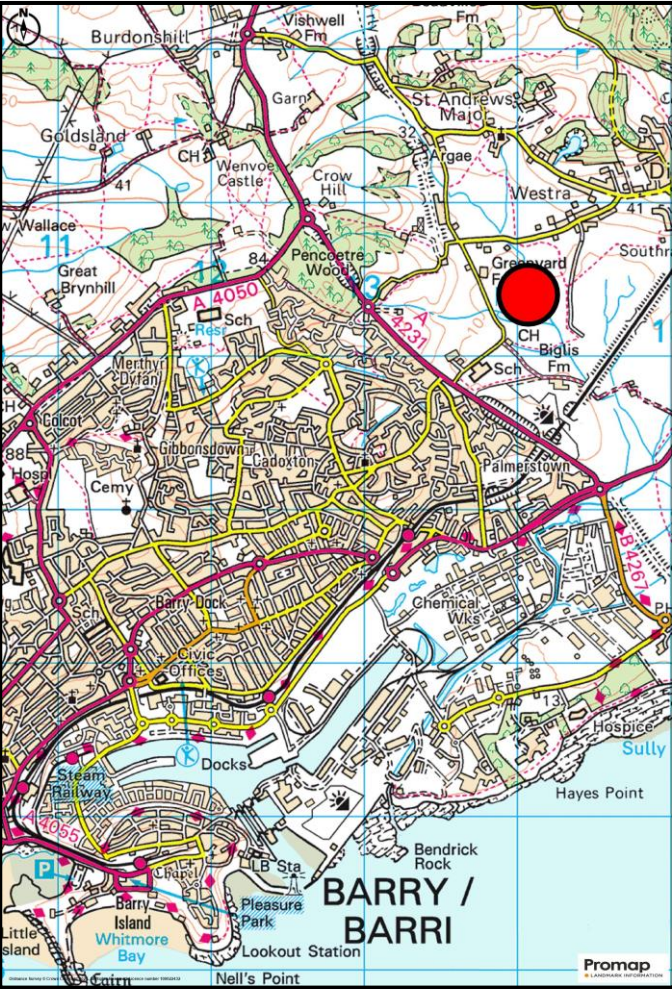
The property is offered for sale by Private Treaty.

Directions

What3Words:straw.blaze.talked

Postcode: CF63 1BL

From Culverhouse Cross, head south on the A4050/Port Road towards Wenvoe. Travel approximately 3.5 miles, continuing over six roundabouts. Take a left hand turn on Argae Lane. Continue on Argae Lane for approximately 0.5 miles. Look out for the Herbert R Thomas sale board on your right hand side.







## Viewing Arrangements

Viewing strictly by appointment only.

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

For further information please contact:

Contact: Elliott Rees  
Tel: 01446 776395  
E-mail: [Elliottrees@hrt.uk.com](mailto:Elliottrees@hrt.uk.com)

Contact: Emily Flint  
Tel: 01446 776393  
E-mail: [Emilyflint@hrt.uk.com](mailto:Emilyflint@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926





