



0.64 Acres of Land

Former Council Salt Barn

St Athan

Vale of Glamorgan

CF62 4AE

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0.64 Acres of Land,  
Former Council Salt Barn,  
St Athan, Vale of  
Glamorgan, CF62 4AE

By Private Treaty  
Guide Price - £85,000

- Approximately 0.64 acres of Land
- Conveniently situated on edge of St Athan village, Vale of Glamorgan
- Former Council Salt Barn
- Development Potential (Subject to Planning)
- Unique opportunity
- Sale by Private Treaty



## Situation

The property is situated on edge of St Athan village, Vale of Glamorgan. A short travelling distance from Cowbridge Town Centre providing convenient amenities.

Please see the attached location plan.

## Description

The property extends to approximately 0.64 acres or thereabouts. The land is a former council salt barn used to store and distribute road salt and grit via a concrete ramp on site.

The site is currently overgrown but the majority of the property benefits from a hardcore surface. Please note, there is no barn currently on site.

The land may offer development potential (subject to planning permission). For further information, prospective purchasers should make their own enquiries with The Vale of Glamorgan Council.

## Development Clawback

The land is being sold without a development Clawback.

## Access

Access to the land is taken from B4265, marked "A" on the attached site plan. The access gate is currently overgrown, please contact the sellers agent prior to accessing the land.

## Boundaries

The responsibility for boundary maintenance, are not known.

## 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

The land does not benefit from any services.

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the availability and cost of obtaining a mains water supply.

## Basic Payment Scheme

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

## Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

## Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## Guide Price

Guide Price - £85,000

## 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.

## 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. We would also request all interest parties be vigilant when accessing the property off B4265. Please contact the sellers agent prior to accessing the land.

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

## Method of Sale

The property is offered for sale by Private Treaty.

## Tenure and Possession

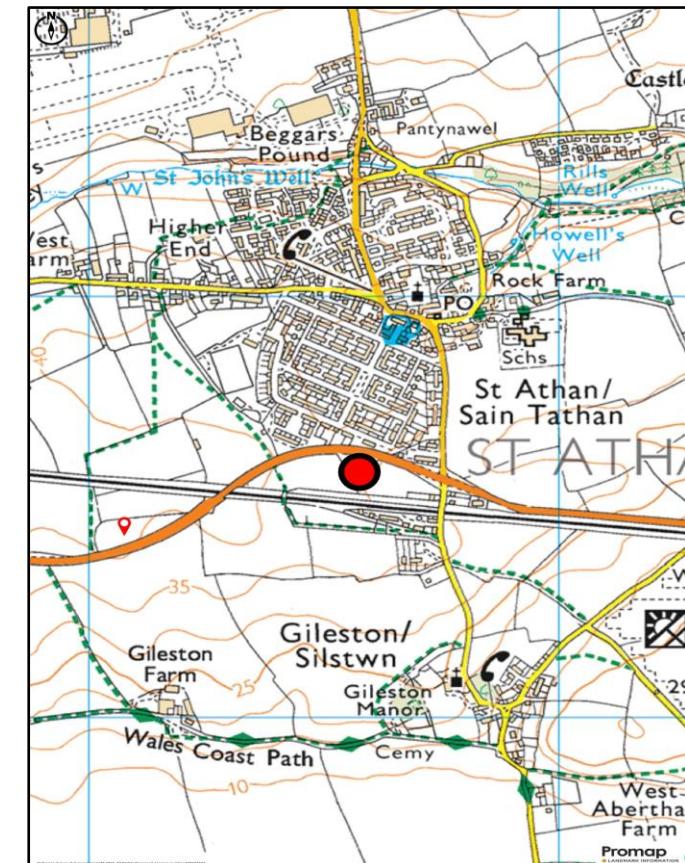
Freehold with Vacant Possession upon completion.

## Directions

Postcode: CF62 4AE

What three words: spurring.poet.assemble

From Cowbridge Town Centre, head east along the High Street to the traffic lights. At the traffic lights take a right hand turn onto St Athan Road. Continue on St Athan Road for approximately 3.7 miles which shall pass through The Herberts. On the edge of St Athan, take the second exit at the roundabout and continue onto Cowbridge Road. Continue on this road for 1.3 miles passing through St Athan before arriving at the crossroads which adjoins B4265. At the crossroads take a right hand turn onto the B4265 and travel for 0.1 miles, where a Herbert R Thomas sale board will be located on the left hand side as marked "A" on the attached site plan. The access gate is currently overgrown, please contact the sellers agent prior to accessing the land.





## 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  
Mob: 07889 225 212  
E-mail: ElliottRees@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

 **RICS**

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.