

For Sale



Site at Ty Mawr Lane Marshfield CF3 2YF

- Located between Cardiff and Newport
- Measuring approximately 0.214 acres / 0.086 hectares
- Freehold

Location

The subject site is located within the village of Marshfield, approximately 1¼ miles to the southeast of the A48 which is a main thoroughfare between Newport and Cardiff.

The property is situated on Ty Mawr Lane a single carriageway road which leads onto Marshfield Road to the west and on to the A48.

The site has access from Ty Mawr Lane, which we assume is unfettered.



Description

The site is of a level topography and regular shape. The boundaries are well defined by palisade fences and drainage ditches. The site has a concrete hardstanding and double access gates onto Ty Mawr Lane. There are a number of sheds and modular buildings on the site.

Site Area

We have measured the site to be approximately :-
0.214 acres / 0.086 hectares



Services

There is a water supply to the site, but this is sourced through an adjoining supply. Interested parties would need to clarify prior to sale.

Quoting Figure

We are seeking offers in the region of **£145,000 (One Hundred and Forty Five Thousand Pounds)** for the freehold interest in the site.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Contact

For more information contact Haydn Thomas:

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Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.

**HUTCHINGS
& THOMAS**
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