



MEADOW VIEW, CROSSWAYS,
LLANBLETHIAN, COWBRIDGE, VALE OF GLAMORGAN, CF71 7LJ

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**A THREE BEDROOM MODERN FARMHOUSE PROPERTY SET WITHIN c. 10.6 ACRES OF LAND
SUBJECT TO A RURAL ENTERPRISE RESTRICTION**

- Cardiff City Centre 13 miles
- Cowbridge 1.5 miles
- M4 (J35) 7 miles
- M4 (J33) 13 miles

Accommodation and Amenities:

Entrance Hall • Cloakroom • Open Plan Reception/Dining Area

Sitting Room • Office • Kitchen • Utility Room • Store Room

Upstairs; Generous Landing Space • Master Bedroom • En Suite • Two Double Bedrooms • Family Bathroom •

Gravel Drive to front with ample parking • Enclosed Rear Garden and Patio • Land Extending to c. 10.6 acres of level pastureland with part utilised as a small vineyard

- The Property is Subject to a Rural Enterprise Restriction •



Chartered Surveyors, Auctioneers and Estate Agents

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Established 150 Years

1857 - 2007



SITUATION

The property is located some 1.5 miles to the South of the Historic Market Town of Cowbridge, which provides a range of quality individual shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. The town also caters for family life with both primary and secondary schools located within. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the South and West.

DESCRIPTION

Meadow View is a modern style detached property set within a plot extending to approximately 10.6 acres. Its location offers a quiet lifestyle with a comfortable open plan living arrangement which has been carried out to a high standard. The ground floor is accessed via the main entrance which leads into the entrance hall with cloakroom off into the main reception room with splendid outlooks to the West through the by-folding doors. The open plan accommodation follows through to the kitchen; utility room; store room; large sitting room and office. Upstairs; generous landing leading to master bedroom with balcony overlooking the rear of the property; large en suite; two double bedrooms and family bathroom.

There is a large barn located towards the north eastern part of the property that is currently used for storage purposes and is constructed from timber and Welsh slate roof.

LAND

The land comprises approximately 10.6 acres of level productive pastureland in several enclosures which is situated predominately to the West of the property. Part of the land is utilised as a small vineyard with approximately 0.38 acres of orchard.

TENURE AND SERVICES

Freehold; Mains water and electricity; Oil central heating; Septic tank.

DIRECTIONS

From our Cowbridge Office, proceed west along the High Street and turn left onto Llanwit Road, continue along this road heading in a Westerly direction for approximately 1 mile and turn right immediately after 'Forest Products'. The property can be found along the driveway on the left hand side.

FURTHER DETAILS / VIEWINGS

Viewings strictly by prior appointment with the selling agents.

For further information or details please contact Robin Jones or Cerys Millichap of Watts & Morgan Rural Department on 01446 774152 or rural@wattsandmorgan.wales.

OCCUPANCY RESTRICTION

The property is subject to a Rural Enterprise Occupancy Restriction in accordance with Planning Reference Number 2014/00505/FUL which restricts occupation of the property to:

- a) "a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no eligible occupiers.
- b) "a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow widower or surviving civil partner of such a person, and to any resident dependants."

Additional information on the occupancy restriction may be obtained from the Vale of Glamorgan Planning Website via the following link:

<http://vagonline.planning-register.co.uk/plaDetails.aspx?ListMode=SEARCH>

All interested parties are advised to contact the Vale of Glamorgan Planning Authority for further information on the occupancy restriction.

VIEWING CRITERIA

Prior to viewing the property all interested parties will be required to:-

1. Provide evidence that they can satisfy the Occupancy Restriction. This may include correspondence from the Vale of Glamorgan Planning Department, a solicitor, accountant or a recognised planning consultant.
2. Provide evidence that they are in a position to proceed with a proposed purchase immediately. This may include proof of cash funds or a letter from a mortgage provider confirming that they are willing to lend on a property with an Occupancy Restriction.

CLAWBACK PROVISION

The property is offered for sale subject to a clawback provision in favour of the current owner whereby any uplift in the value of the property (excluding the land), due to the successful removal of the occupancy restriction will be returned to the current owner, less any costs associated with the application for removal of such a restriction.

The property is offered for sale subject to a 50%, 25 year development clawback provision on the land in the event of planning permission being granted for non-horticultural, non-agricultural, or other non-rural enterprise development.

PLANNING HISTORY

A planning application for a two storey extension was applied for in July 2015 for the purpose of providing B&B accommodation. This was refused on the basis that any extension to the existing dwelling would result in an unjustifiably large Rural Enterprise Dwelling that is excessive and unaffordable to potential occupiers that may comply with the occupancy condition. Further details on this application can be found on the Vale of Glamorgan Planning Website under application number 2015/00438/FUL.

Any plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.





