Watts & Morgan

For Sale by Private Treaty



Offers In Excess Of £350,000

Druidstone Road Cardiff CF3 5XB

The land comprises approximately 21.11 acres (8.54 hectares) of quality agricultural land as outlined in red on the plan. The property is divided into five enclosures of varying sizes with internal gateways providing access between the fields.

In recent times the land has been used to grow Maize, and is currently tenanted, the tenancy agreement expires on the 31st December 2026. The land is suitable for arable, mowing and grazing purposes with the potential for agricultural equestrian and amenity use subject to the necessary planning.

SITUATION
The property is situated off Druidstone Road on the outskirts Old St Mellons within the City of Cardiff. The land is within some 3.4 miles off Junction 30 of the M4 motorway with Castleton located 1.8 miles northeast of the property and St Mellons 1.4 miles distant.

BRIEF DESCRIPTION
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DIRECTIONS
Travelling from Junction 30 of the motorway, take the A4232 exit to Cardiff, at the first roundabout take the 3rd exit onto Pentwyn Link Road, at the second roundabout take the 2nd exit to stay on Pentwyn Link and at the third roundabout take the 1st exit to merge onto the A48 toward Newport. Take the next exit. At the roundabout take the 3rd exit, then take the first right onto Wern Fawr Lane and another right onto Tyr Winch Road, follow for 300 yards before a slight right onto Druidstone Road. the property is then 300 yards on the right.
W3W:///solo.record.wells

ACCESS
The land is accessed directly from Druidstone Road and internal gateways provide access between the fields.

TENURE AND POSSESSION
The freehold interest is offered for sale. The property is subject to a Farm Business Tenancy which expires 31st December 2026, with a provision that the tenant lays the land to grass.

PLAN
The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

SERVICES
There are currently no services to the property. Prospective purchasers are advised to make their own investigations with Dwr Cymru Welsh Water and National Grid.

BOUNDARIES
The responsibility for boundary maintenance, where known, is as shown by the inward facing ‘T’ marks.

WAYLEAVES/EASEMENTS
The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.
There is a pylon situated in the second parcel.

OFFERS IN EXCESS
£350,000

INFORMAL TENDER
The freehold of the property is offered for sale by informal tender. Tenders are to be submitted in writing in a sealed envelope to Watts and Morgan at 55a High Street, Cowbridge by 12 noon on Friday 1st May 2026. Please note the vendor is not obliged to accept the highest or any offer. Tender forms are available from the agent’s office.

FURTHER DETAILS & VIEWINGS
Viewings are by appointment only. Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; Samantha.price@wattsandmorgan.co.uk

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

PROCEEDS OF CRIME ACT 2002
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.





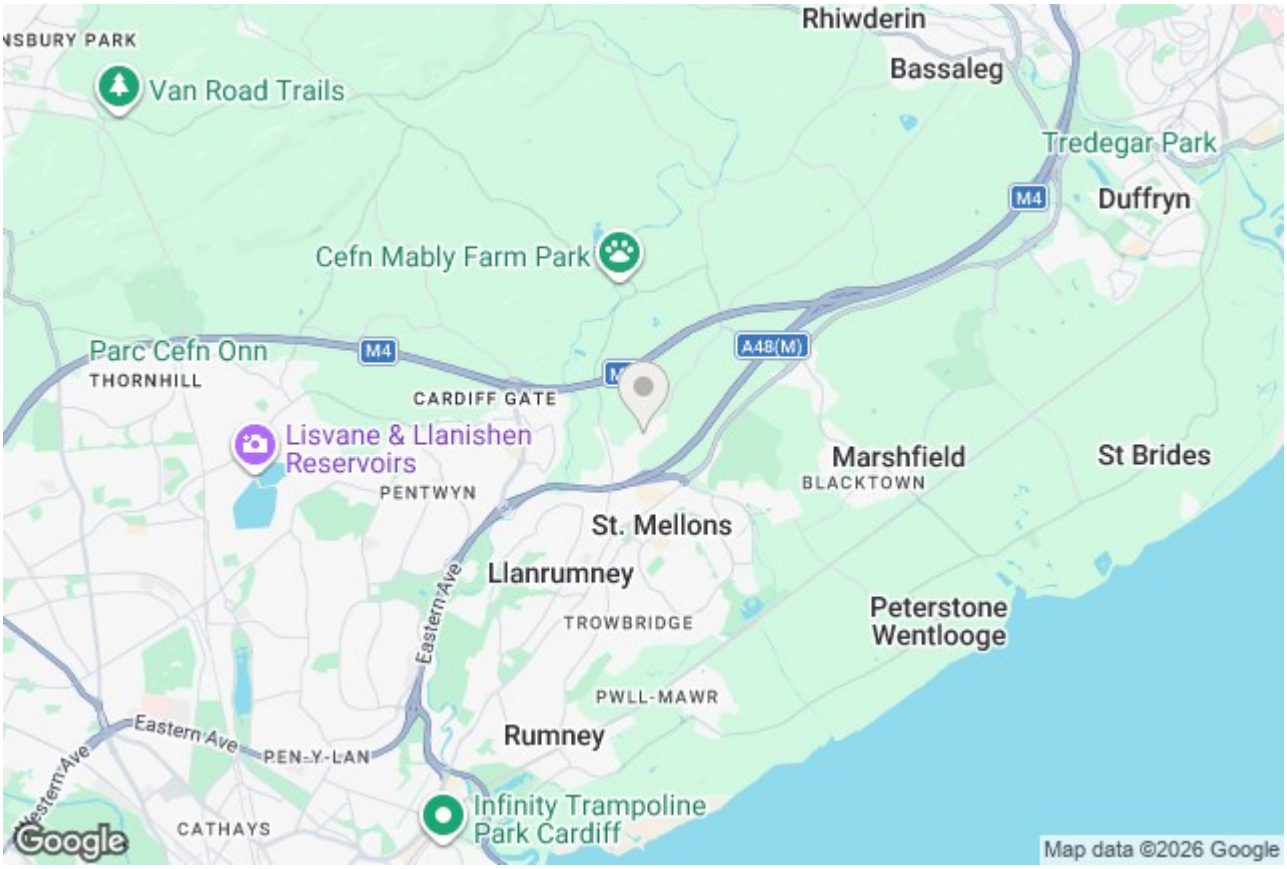
Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

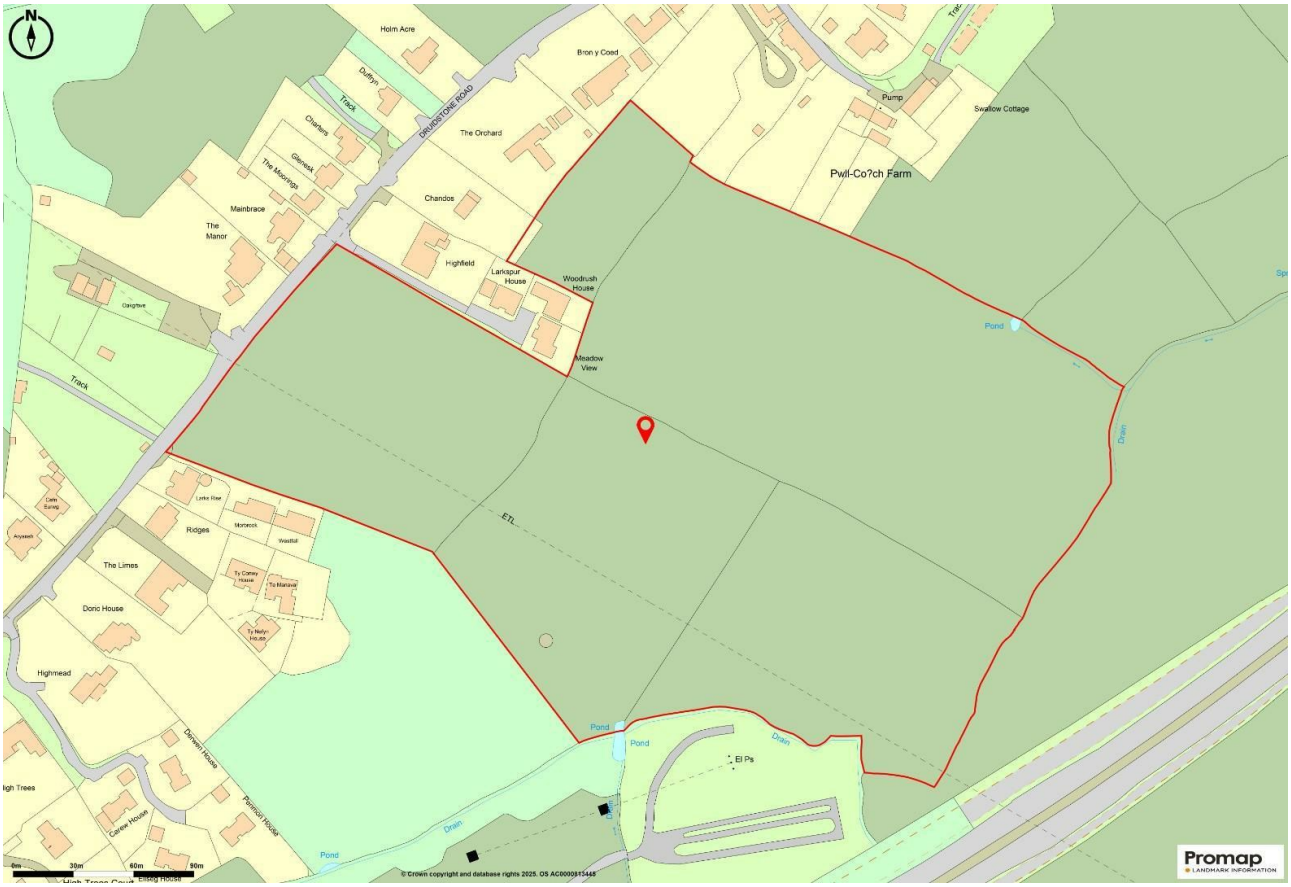
Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

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E bridgend@wattsandmorgan.co.uk

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