



FOR SALE BY FORMAL TENDER

GREENFIELD, EAST STREET, LLANTWIT MAJOR, VALE OF GLAMORGAN, CF61 1XY

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A LARGE 3 BEDROOM PROPERTY IN NEED OF SUBSTANTIAL IMPROVEMENT AND MODERNISATION WITH AN ATTACHED GARAGE AND OUTBUILDINGS SET IN GROUNDS EXTENDING TO APPROXIMATELY 0.64 ACRES

- Cardiff City Centre 18 miles
- Cowbridge 5 miles
- Bridgend 9 miles
- M4 (J35) 11.5 miles

ACCOMMODATION & AMENITIES:

Ground Floor

Entrance Hall, Kitchen, Utility Room
Three Reception Rooms

First Floor

Three Double Bedrooms, Family Bathroom,
Office/Study

Grounds

Gardens extending to approximately 0.64 acres

Outbuildings

Attached Garage and Store Sheds, together with
a separate prefabricated Detached Garage to the
rear



Chartered Surveyors, Auctioneers and Estate Agents

55a High Street, Cowbridge, Vale of Glamorgan,
CF71 7AE

Tel: 01446 774152 (Option 1)

Email: rural@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

Established 150 Years

1857 ~ 2007



Guide Price

in excess of

£400,000

SITUATION

Greenfield is located centrally within the popular coastal town of Llantwit Major in the Vale of Glamorgan. The property is situated off East Street which is one of the main thoroughfares of the town and offers a wide range of services and amenities which are all available within a short walking distance.

DESCRIPTION

Greenfield is a large detached two storey property that requires substantial improvement and modernisation and is set within approximately 0.64 acres of grounds.

Ground Floor

Entrance Hallway

Kitchen (3.26m x 3.71m (10'8" x 12'2"))

Utility Room (5.73m x 4.15m (18'10" x 13'7")) with loft access above.

Reception Room 1 (3.26m x 3.55m (10'8" x 11'8"))

Reception Room 2 (3.95m x 3.55m (13' x 11'8"))

Reception Room 3 (3.90m x 3.84m (12'9" x 12'7"))

There is also a cellar beneath the ground floor but access to it has been closed off.

First Floor

Landing Area

Family Bathroom (2.78m x 1.51m (9'1" x 4'11"))

Office/Study (1.65m x 3.71m (5'5" x 12'2")) with loft access above.

Bedroom 1 (3.97m x 5.51m (13' x 18'1"))

Bedroom 2 (3.99m x 3.63m (13'1" x 11'11"))

Bedroom 3 (3.22m x 3.63m (10'7" x 11'11"))

Outbuildings

Attached Garage (6.15m x 3.41m (20'2" x 11'2")) a two storey building but only the ground floor measurements are stated.

Two domestic storage sheds adjoin the Attached Garage, one of which is a former WC.

Detached Garage (Gross External Area: 20.9m² (224.7 ft²)) located within the grounds to the rear.

Grounds

A substantial plot comprising approximately 0.64 acres as shown outlined in red on the attached plan. The remains of a large stone garden wall abuts a large proportion of the external boundaries. The grounds have recently been cleared of vegetation overgrowth but a number of mature trees remain, we understand that part of the property is subject to a Tree Preservation Order.

DEVELOPMENT POTENTIAL

In accordance with the existing Vale of Glamorgan Unitary Development Plan and the forthcoming Local Development Plan the property is located within the Llantwit Major settlement boundary and may have potential for development subject to any necessary planning permissions being obtained. We consider that the property may be of interest to property developers, investors, speculators and homeowners.

FORMAL TENDER

The property is to be offered for sale by Formal Tender. All interested parties are invited to submit tenders indicating their specified offer to purchase the property by 12:00pm (noon) at the latest on Friday 29th May 2015.

All tenders submitted are required to include the following:

- 1. A copy of the tender bid pro forma which has been completed and signed by the prospective purchaser.**
- 2. A copy of the sale contract which has been completed and signed by the prospective purchaser together with all of the tender pack documentation provided.**
- 3. A deposit cheque for 10% of the proposed purchase price that has been signed by the prospective purchaser. The deposit cheque should be made payable to 'Robertsons Solicitors'.**

A copy of the tender pack which includes the tender bid pro forma, sale contract, and relevant searches and legal notices applying to the property will be available from the Cowbridge Office of Watts & Morgan LLP. Anyone requesting a tender pack from Watts & Morgan will be required to pay £12 (inclusive of VAT) to cover the cost of printing if collected from the Cowbridge Office, this fee will be increased to £24 (inclusive of VAT) to cover the cost of registered postage if sent by post.

All tenders submitted must be sealed within the addressed envelope that is provided with the tender pack and should bear no mark as to the details of the sender. All tenders submitted must be received by Watts & Morgan LLP, 55a High Street, Cowbridge, Vale of Glamorgan, CF71 7AE by 12.00pm (noon) on 29th May 2015.

All offers to purchase the property must be unconditional. Any offer made must specify an amount to purchase the property and not refer to any other tenders that may be received. If any tender received does not contain the requisite documentation as referred to above, or the documentation is incomplete, or the tender has not been received by the specified date and time, then Watts & Morgan LLP reserve the right to discount that tender from the selection process and their decision is final. The vendor is not bound to accept the highest or any tender offer received. Any tenders received which are not accepted by the vendor will be destroyed by Watts & Morgan LLP together with the deposit cheques.

The date of posting of a letter of acceptance by Watts & Morgan LLP shall constitute exchange of contracts between the vendor and the successful tenderer. Completion will take place 20 working days after exchange of contracts.

IMPORTANT

N.B. All prospective purchasers should be aware that any tender submitted will constitute a formal offer to purchase the property and agreement to the terms set out within the Sale Contract, upon acceptance of the tender by the vendor a legal binding agreement will arise. It is therefore advised that any prospective purchaser should seek legal advice before submitting a tender.

SERVICES

Mains water, electricity, drainage and gas.

VENDORS SOLICITORS

Robertsons Solicitors, 2/4 Buttrills Road, Barry, Vale of Glamorgan CF62 8EF.
F.A.O. Mr Ian Luxton Tel: 01446 745 660 E-mail: i.luxton@robsols.co.uk

VIEWINGS

Strictly by appointment only. Open viewings scheduled every Tuesday from 4:30pm-5:30pm commencing 31st March to 26th May 2015 (Please register your intent to attend a viewing with the selling agents beforehand).

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP 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 the consent of The National Crime Agency.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G	12	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Any floor 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.



