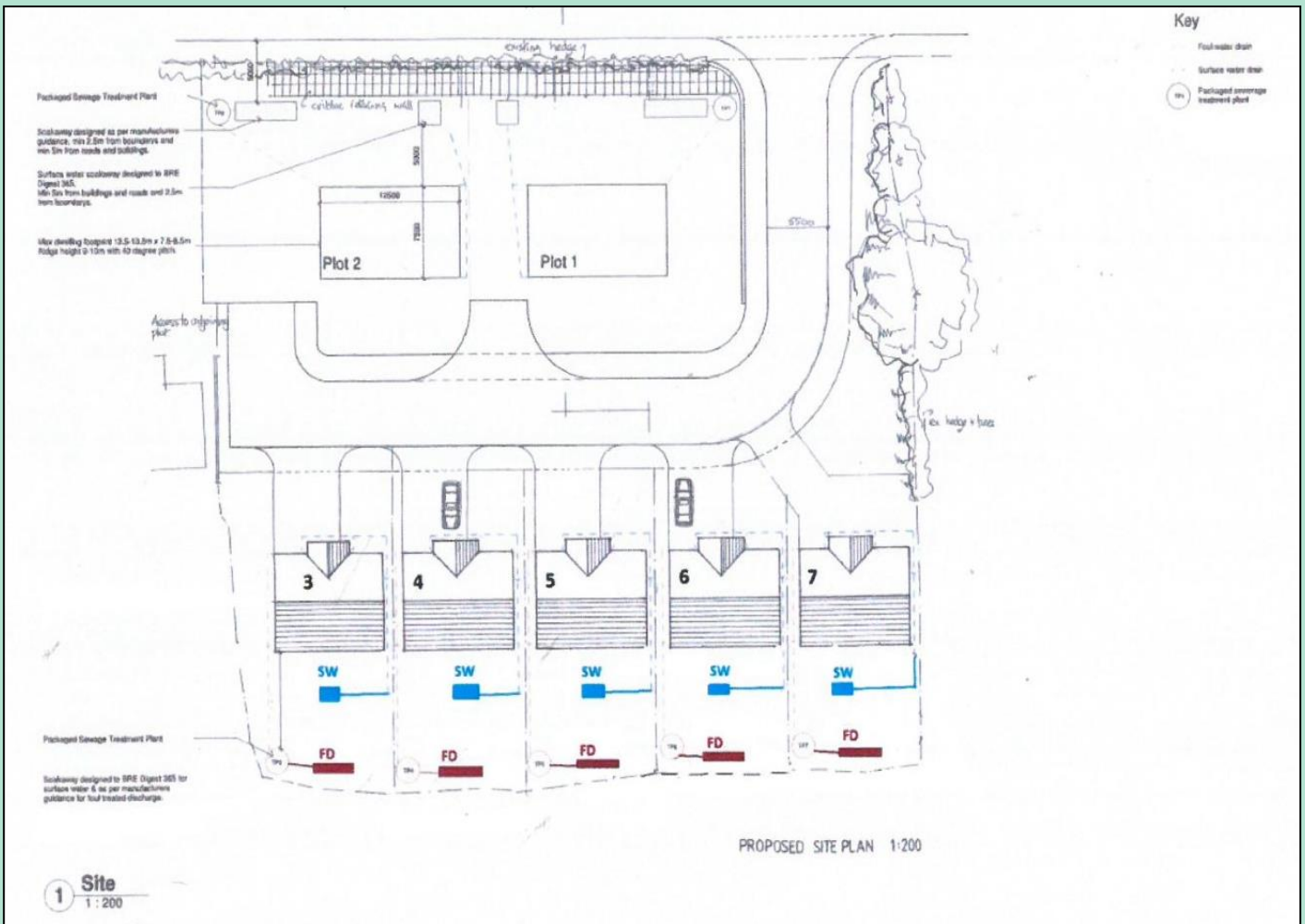




FOR SALE BY PRIVATE TREATY

Approximately 0.88 acres (3577m²) of land at Hendrewen,
Brynna Road, Brynna

With outline planning permission for 7 detached residential
building plots



Guide Price £350,000

SITUATION

The property is situated in an elevated position off Brynna Road, Brynna with outstanding views of Bryncae and surrounding areas.

DESCRIPTION

The property comprises a rectangular block of approximately 0.88 acres (3577m²) of land as shown edged with red on the attached plan.

The land is situated on a southerly facing gradient with permission for a new access off Brynna Road. It offers panoramic views over Bryncae and Dolau. The land benefits from easy access to Junction 35 of the M4 (approx. 3.3 miles) and Bridgend Town Centre (approx. 8.7 miles).

PLANNING PERMISSION

The property benefits from planning permission number 15/1203/13 for the construction of 7 detached dwellings, including new access. The planning permission is subject to a number of planning conditions, as documented in a section 106 agreement as outlined in the planning permission a copy of which is available from the selling agents.

ACCESS

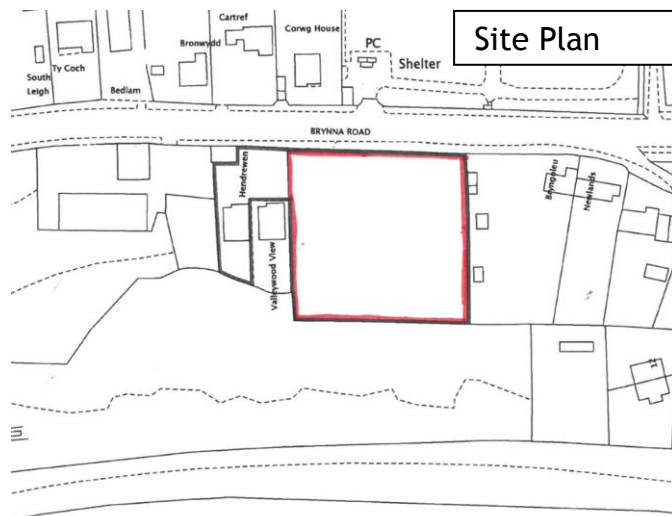
Access to the land is via Hendrewen, off Brynna road, Brynna.

TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession upon completion.

PLAN

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



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 exist over the same or for the benefit of same, whether mentioned in these particulars or not.

SERVICES

The land does not benefit from any existing services. There are residential properties in close proximity to the land and it is considered that mains services are in close proximity to the property although all interested parties should make their own enquiries and satisfy themselves regarding the availability of services.

VIEWING ARRANGEMENTS

The land may be viewed at any time upon receipt of these particulars.

DIRECTIONS

From Junction 35 of the M4 Motorway, at the roundabout take the exit onto A473 towards Pencoed and proceed to the second roundabout, take the second exit and continue on the A473 until you reach the third roundabout. Take the second exit onto Penybont Road/A473. At the fourth roundabout, take the second exit again onto Brynna Road and continue on this road until you find an entrance to a workshop yard on your right, follow this road round to the two properties adjacent to this and continue through until you find the gateway to the land.

FURTHER DETAILS

Contact Naomi Davies / Robin Jones of Watts & Morgan LLP on (01446) 774152 or rural@wattsandmorgan.co.uk

