

For Sale by Private Treaty

Approximately 0.287 acres of
Development land adjacent to
Brynhill Golf Club, Port Road
Barry
CF62 8PN



Outline Planning Permission with all other matters reserved for
the development of 4 detached residential dwellings with
associated parking and the provision of amenity space.

Guide Price £375,000

BRIDGEND

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PENARTH

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COWBRIDGE

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E cowbridge@wattsandmorgan.wales

Approximately 0.287 acres of development land adjacent to Brynhill Golf Club, Port Road Barry, CF62 8PN

SITUATION

The property is situated in a convenient location with frontage on to the A4050 Port Road East.

BRIEF DESCRIPTION

The property comprises approximately 0.287 acres of land as shown edged in red on the attached plan. The property currently forms part of the Brynhill Golf Club car park.

PLANNING PERMISSION

The property benefits from Planning Permission number 2019/00827/OUT which is an outline planning permission for the development of 4 detached domestic dwellings. An illustrative site layout drawing was submitted with the planning application however matters including site layout and landscaping were reserved from the initial planning application.

ACCESS

The property has the benefit of access via Little Brynhill Lane off Port Road East. It is anticipated that the access off little Brynhill lane will be shared with the golf club with all necessary rights of access granted for the proposed development.

TENURE AND POSSESSION

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

PLAN

The plan is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed. The final sale plan will be subject to an on-site survey to be agreed with the purchaser and the area of land to be sold may be subject to variation.

SERVICES

The property is situated in an urban location directly adjacent to Port Road East. It is anticipated that all mains services should be easily accessed via Port Road East. All intending purchasers should satisfy themselves regarding the availability of services. Where necessary the vendor who is the Brynhill Golf Club may be prepared to grant any necessary easements for the provision of services.

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.

VIEWING ARRANGEMENTS

The property may be viewed at any reasonable time upon receipt of these sale particulars.

DIRECTIONS

From Culverhouse Cross proceed south on the A4050, continue on the A4050 through 4 roundabouts. At the fifth roundabout take a right-hand turn onto Port Road signposted for Barry and Cardiff Airport. Continue on this road until you see the Brynhill Golf Club entrance on your right-hand side before a roundabout. The land forms part of the Golf Club car park

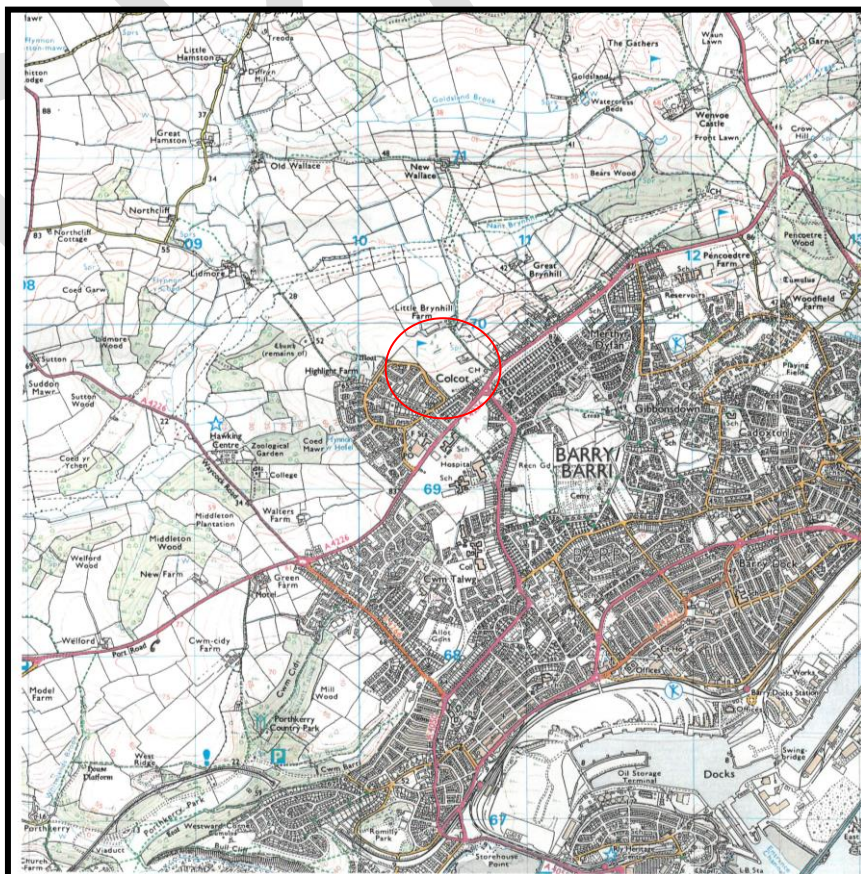
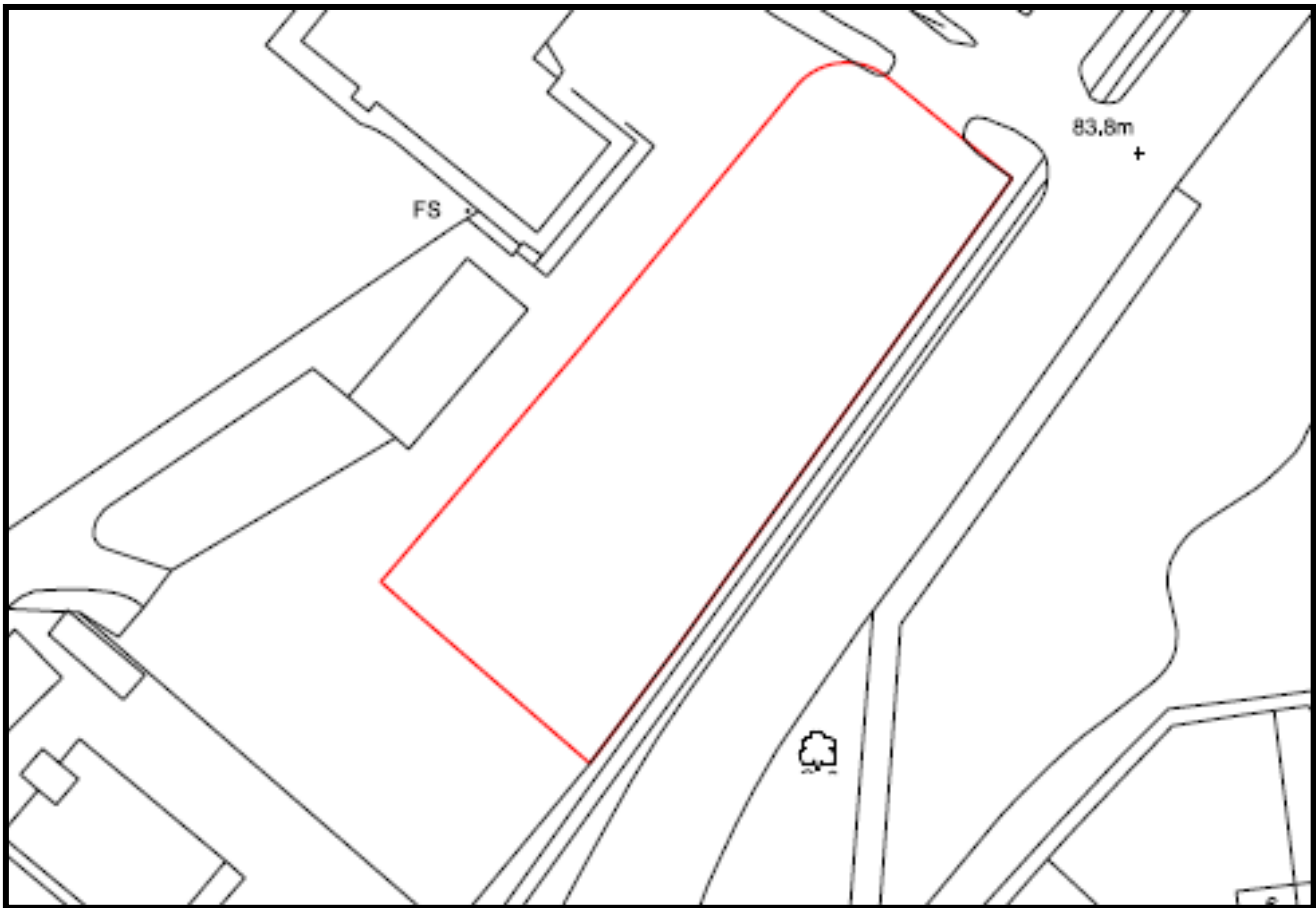
FURTHER DETAILS & VIEWINGS

All viewings by appointment only. Please contact Robin Jones of Watts and Morgan LLP by telephone; 07773 39975 or Elliott Rees telephone; 01446 774152 or by email; robin.jones@wattsandmorgan.wales or Samantha.price@wattsandmorgan.wales

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