

# LAND OFF WALTERS ROAD

Park Street, Bridgend, CF31 4HE



## Key Highlights

- Gross site area extending to 1.52 acres (0.62 ha) with planning permission for 9 detached houses.
- Highly sought after and established residential location.
- 0.3 miles to Bridgend town centre. 0.9 miles to Bridgend train station. 3 miles to M4 junction 36.
- For Sale by Private Treaty

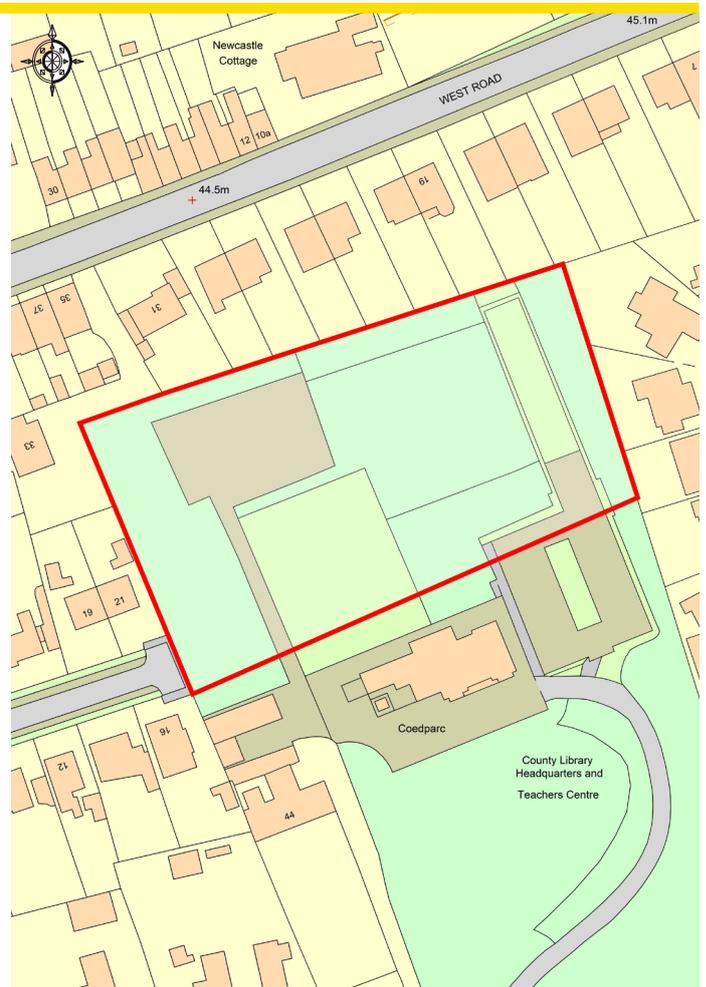
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## Location

The property is situated 0.3 miles/ 480 metres to the west of Bridgend town centre within the ward of Newcastle Hill. Junction 36 of the M4 Motorway is 3 miles to the north at Sarn Park where there are comprehensive shopping facilities at McArthurGlen Designer Outlet Village. Junction 37 of the M4 is 5.6 miles to the west. The seaside resort town of Porthcawl is 6.5 miles to the southwest.

Please note boundaries are indicative only and need to be formally measured on site prior to legal completion.

## Description

This is a regular shaped and largely flat site in a pleasant leafy setting.

The gross site area extends to 1.52 acres (0.62 ha) and will benefit from a separate access off Walters Road which links to Park Street, a short walk from the town centre and railway station.

This opportunity forms Phase 3 (final phase) of the former Coed Parc Library scheme which is an ongoing development. Phases 1 and 2, adjoin the site to the south and are accessed separately off Park Street.

Three new dwellings are currently under construction and form Phase 1. Phase 2 includes the conversion of the original Grade II listed former Coed Parc Library and Coach House.

The site is bounded by Phases 1 and 2 of the existing development to the south. Gardens of existing neighbouring dwellings adjoin the site to the north, east and west, which are screened by a number of mature trees that are subject to a Tree Preservation Order.

## Planning

Planning permission for the whole site (Phases 1-3) was decided by the Planning Inspectorate at Appeal (Decision Appeal ref: APP/F6915/A/17/3181972).

Planning permission (Ref: 19/174/RLX), is the latest planning consent associated with the development following the variation of plans (Condition No.2 of the original appeal decision A/17/3181972 (P/16/610/FUL)).

An application to discharge conditions 2, 3, 4, 5, 10, 11 & 15 (Appeal ref: A/17/3181972 & P/19/174/RLX) has been submitted.

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Works can only commence on Phase 3 when Phase 2 has been implemented.

In order to implement phase 2, the owner is required to submit details to satisfy conditions 8, 12 & 19 of 19/174/ RLX, and in addition submit details to satisfy conditions 2, 3, 4 & 5 of Listed Building Consent, ref: P/16/611/LIS. This has been submitted to Bridgend Council and is currently being considered.

When all of the conditions have been discharged to 19/174/RLX and P/16/611/LIS, work can start on Phase 3. Completion of legal contracts will not take place until formal notification has been received by the Local Planning Authority that these conditions have been discharged and works have been implemented on Phase 2.

The developer of Phase 3 will be responsible for highway improvements that are required along St Leonard's Road and at the junction of Walters Road.

All documents relating to the planning application are available on Bridgend County Borough Council's Planning Portal.

## Legal Terms

Tenure - Freehold.

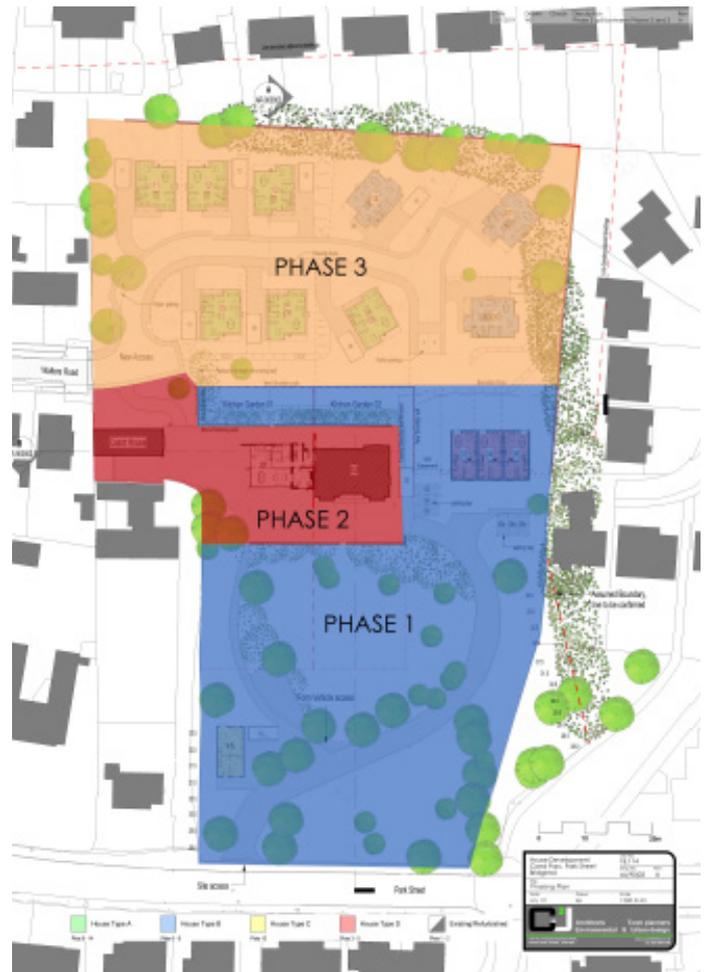
Legal completion and works to the site will not take place on Phase 3 until all conditions have been discharged on Phases 1 and 2.

The purchaser will be responsible for providing vehicular access to the Coach House in Phase 2. The access will therefore need to be constructed upto the southern site boundary of Phase 3. For clarification, the Coach House itself does not form part of this sale.

## Information Pack

The following information is available from Savills on request:

- Planning
- Drainage strategy
- Archaeological assessment
- Ecological assessment
- Tree survey
- Highways technical note
- Land Registry title and plan
- Plans and photographs



## VAT

The vendor reserves the right to charge VAT on the disposal.

## Method of Sale

Offers are invited. We are seeking offers in excess of £900,000.

## Viewing

By appointment only.

## Contact

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