Sycamorweddyn, Bonvilston

CF5 6TR

Watts & Morgan

Sycamorweddyn, Bonvilston

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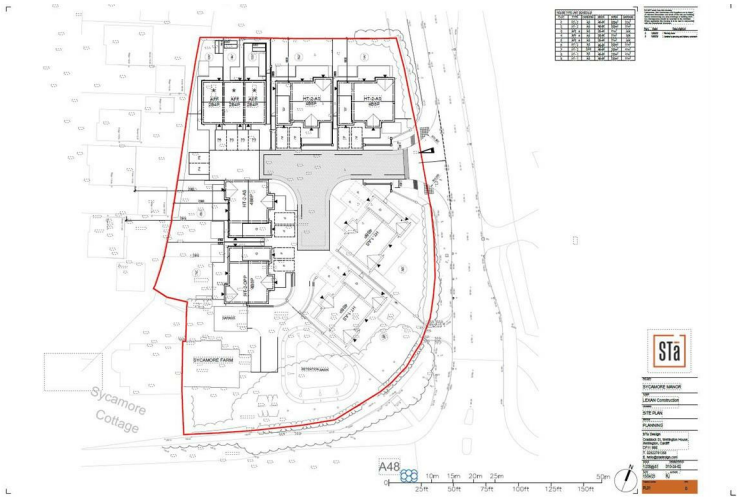
£1,350,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A rare opportunity to acquire a fully consented residential development site extending to approximately 0.95 acres in the highly desirable village of St Nicholas, Vale of Glamorgan. Planning permission has been granted for nine dwellings comprising six executive four-bedroom detached homes and three affordable two-bedroom properties. Situated within the sought-after Cowbridge Comprehensive School catchment area and enjoying excellent links to Cardiff, Cowbridge and the M4, this outstanding development opportunity is offered with planning permission in place and represents an exceptional prospect within one of the Vale's most prestigious residential locations.

Directions

Your local office: Cowbridge
T 01446 773500
E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Sycamorweddyn presents an exceptional residential development opportunity in the highly sought-after village of St Nicholas, Vale of Glamorgan. Benefiting from planning permission for a thoughtfully designed scheme of nine dwellings, the site offers an increasingly rare opportunity to deliver a prestigious development within one of South Wales' most desirable residential locations.

The approved scheme comprises six detached executive four-bedroom homes alongside three affordable two-bedroom properties, creating an attractive and well-balanced development that complements its village surroundings. The detached homes range from approximately 2,185 sq ft to 2,368 sq ft, each designed with spacious open-plan family living, generous bedroom accommodation, integrated garages and contemporary layouts suited to modern lifestyles.

Extending to approximately 0.383 hectares (0.95 acres), the development land is offered with planning permission in place, with further technical approvals and discharge of planning conditions currently progressing. The existing farmhouse is excluded from the sale and occupies a separate retained parcel.

Perfectly positioned between Cowbridge and Cardiff, the site enjoys excellent access to the A48, M4 motorway and Cardiff Airport, whilst remaining surrounded by the attractive countryside of the Vale of Glamorgan. A significant attraction for future purchasers is its inclusion within the highly regarded Cowbridge Comprehensive School catchment area, an important consideration for family buyers and a key driver of local property demand.

GARDENS AND GROUNDS

The development occupies a level parcel of land extending to approximately 0.95 acres, positioned adjacent to the retained Sycamore Farm within the picturesque village setting of St Nicholas.

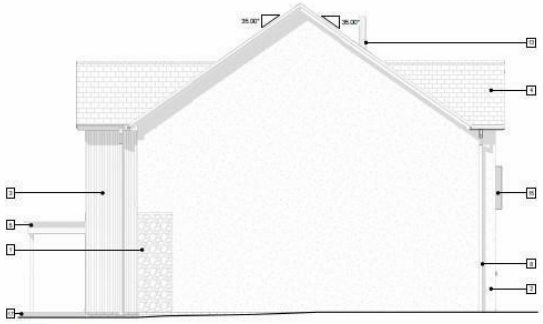
The approved layout has been carefully arranged to create an attractive streetscape of executive homes with private gardens, parking and integrated garages, whilst maintaining an open and spacious feel throughout the development. The site benefits from a pleasant semi-rural outlook and enjoys excellent connectivity to nearby villages, market towns and the wider South Wales road network.

Residential development opportunities of this nature within St Nicholas are exceptionally scarce, making Sycamorweddyn a compelling proposition for developers seeking to deliver high-quality family homes in a location where demand consistently exceeds supply.

SITUATION

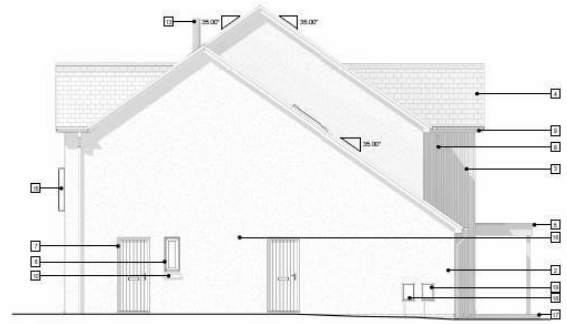
The village of St Nicholas is situated between the City of Cardiff and the Historic market town of Cowbridge, and lies on the A48 road which serves The Vale of Glamorgan. St Nicholas has long been regarded as one of the Vale of Glamorgan's most sought after residential areas, amidst gently rolling countryside, yet with convenient access to Cardiff and transport networks. At the nearby Culverhouse Cross there is an out-of-town shopping centre which includes Marks and Spencer, Tesco and other National retail outlets.

FRONT ELEVATION
1 : 50



SIDE ELEVATION 1
1 : 50

REAR ELEVATION
1 : 50



SIDE ELEVATION 2
1 : 50

* Plots 8 and Plot 9

Material Key

STa DESIGN

PROJECT
SYCAMORE MANOR

CLIENT
LEVAN CONSTRUCTION

DRAWING
HOUSE TYPE 1 PROPOSED ELEVATIONS

STATUS
PLANNING

STa Design
Craddock St, Wellington House,
Wellington, Cardiff
CF11 9BE
T. 02922781358
E. hello@stadesign.com

SCALE	ORIGINATOR
1 : 50@A1	010-04-03
DATE	AUTHOR
15/04/25	RJ
DRAWING NO.	REV.
PL402	A

0 0.5 1 2.5 5 m

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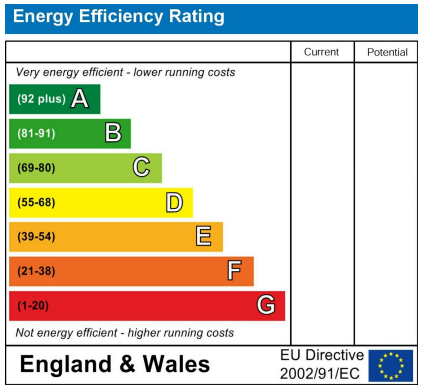

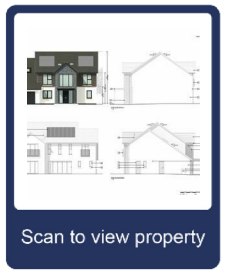

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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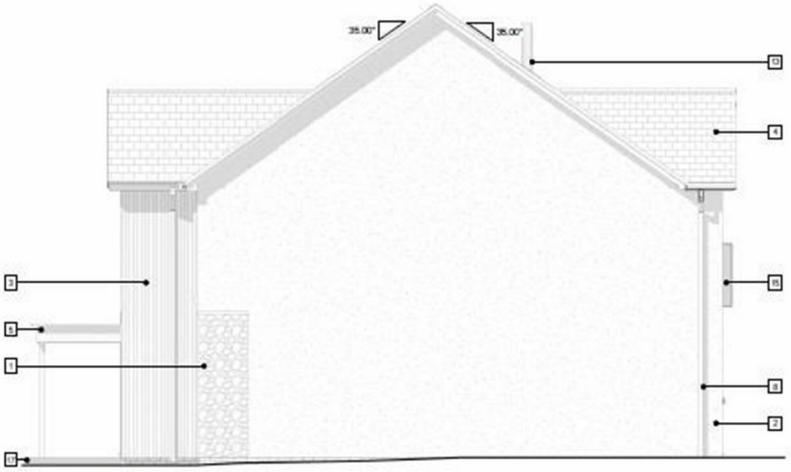
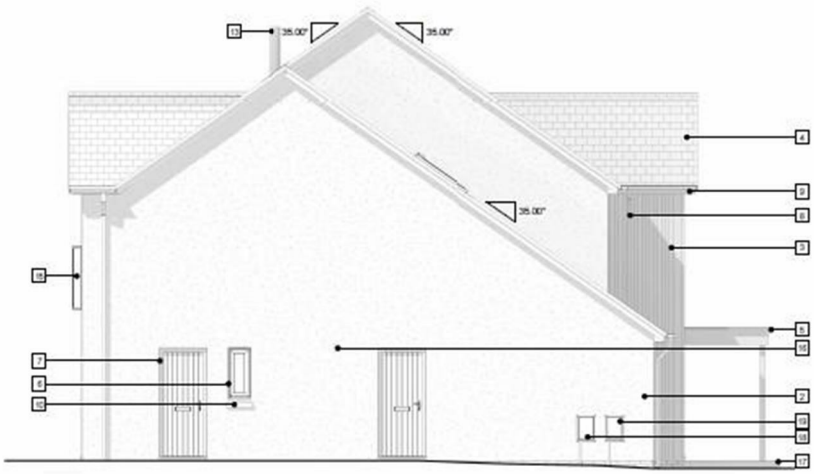
1 : 50



SIDE ELEVATION 1
1 : 50

REAR ELEVATION
1 : 50



SIDE ELEVATION 2
1 : 50

Material Key

1 Brick - Reconstituted Facing Stone
Colour - Blue Lias

2 Render - Silicone (or similar approved)
- Off white

3 Cladding - Colour - Dark Grey

4 Roof Finish - Slate Composite Roof with Dark Grey Ridge Tiles

5 Flat Roof Finish - Dark Grey Slate Composite

6 Double Glazed Windows and Doors - Colour coated UPVC Frame - Dark Grey

7 Entrance Door - Colour coated UPVC Frame - Dark Grey

8 Rainwater Goods - UPVC - Half round Gutters and Circular downpipes - Colour Dark Grey

9 Fascias / Soffit Boards - Dark Grey PVCU

10 Reconstituted Stone Cill

11 Reconstituted Stone Head

12 Lead Flashing - Dark Grey

13 Flue - Low Carbon Steel - Black

14 Solar Panels - TBC

15 Balustrade - Toughened Glass with Stainless Steel Railings

16 Solar Pipe

17 Stone Steps

18 Electric Meter

19 Gas Meter

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