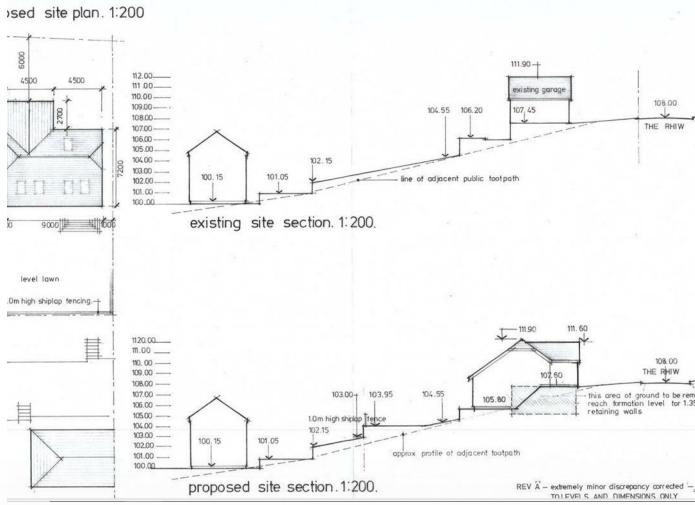
Plot Of Land To The Rear Of Halfway Tree,

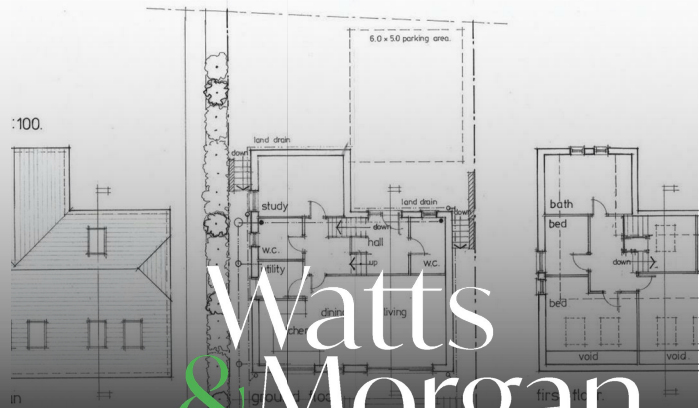
Graig Penllyn, Nr Cowbridge, CF71 7RU



ROPOSED NEW DWELLING ON LAND TO REAR OF No.2 COUNCIL HOUSES, GRAIG PENLLYNE, COW
OR MR. M. JENKINS

REV 'B' – ridge height lowered by 500 mm / eaves height lowered accordingly / ground floor level lowered by 550 mm / gable end windows to front
REV 'C' – windows to east gable wall re-installed and fitted with obscured glazing.
REV 'D' – corrected ridge height to main ridge indicated.
REV 'E' – clarification of levels added to confirm accuracy of plans – DO NOT SCALE – REFER TO STATED LEVELS ONLY





Watts & Morgan

Plot of Land, To The Rear Of Halfway Tree

Graig Penllyn, Nr Cowbridge CF71 7RU

Guide Price £200,000 Freehold

Plot of land to the rear of Halfway Tree in the centre of Graig Penllyn village, complete with planning permission for a three bedroom detached house.

Permission granted to include; hallway, cloakroom, open plan living-kitchen-diner opening to rear garden and study. Three bedrooms and bathroom to first floor.

The planning in place also includes a double driveway parking area accessed from The Rhiw, and a south-west facing rear garden.

For further information; visit the Vale Of Glamorgan Council Planning Portal with reference : 2020/00417/FUL.

Directions

Cowbridge Town Centre – 3.5 miles
Cardiff City Centre – 19.4 miles
M4 Motorway – 3.8 miles

SITUATION

Graig Penllyn is an active, lively community of attractive old and new properties scattered either side of a wooded valley. Local facilities include picturesque playing fields, a children's play park, tennis courts and a popular public house, The Barley Mow. In the neighbouring village of Penllyn there is a recently reopened Public House and reputable restaurant 'The Fox' and village hall. A well regarded primary school is located in the nearby village of Llangan; it is a 'feeder' school for Cowbridge Comprehensive: a School bus takes the children to and from the 'Comp'.

The market town of Cowbridge provides excellent facilities including Waitrose and a wide variety of shops, a library, health centre and a range of sport and recreation facilities including squash club, tennis club, cricket club, sports centre, etc.

ADDITIONAL INFORMATION

Interested parties are advise to check for themselves the availability of services.

Freehold plot subject to a Section 106 agreement; the contribution is £27,770.40 which would be payable by the developer unless "the self-build exemption is triggered".

There is a restrictive covenant listed in the title deed not to “erect upon the property any other dwelling house or building” without consent from the Council. However, the Vale Of Glamorgan council will consider removal of this covenant at a cost of £27,560 payable by the buyer.

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.





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan