

Watts & Morgan

FOR SALE



Offers Over £300,000

Prime Building Plot, Heol Spencer Coity CF35 6AU

- Immediately available For Sale a residential building plot with a detailed planning permission for the erection of a detached four bedroom family home
- Generous plot in a quiet and secluded location off Heol Spencer with access via a shared driveway
- Immediately available For Sale freehold tenure inviting offers in excess of £300,000

Location

Available For Sale an attractive building plot that currently forms garden land within the curtilage of Carreg Llwyd House which is located just off Heol Spencer within the popular village of Coity, Near Bridgend.

The Plot is situated in a quiet and secluded location with partial views of Coity Castle and St. Mary's Church.

The popular village of Coity is conveniently located lying approximately 1 mile north of Bridgend Town Centre and 1 mile south of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

Description

The property to be sold comprises an attractive residential building plot currently garden within the grounds of Carreg Llwyd House.

The property has the benefit of a detailed planning consent under Planning Reference P/22/839FUL. Full planning documents can be accessed through Bridgend County Borough Council's planning portal.

The plot is to be accessed via a shared driveway the ownership of which will be retained by the Seller who covenants to provide the required turning head.

Sale Price

Offers in excess of £300,000 are invited.

Tenure

The property is to be sold Freehold tenure and with full vacant possession and with the benefit of the detailed planning consent.

Subject to contract/survey only offers are sought.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through

sole selling agents:

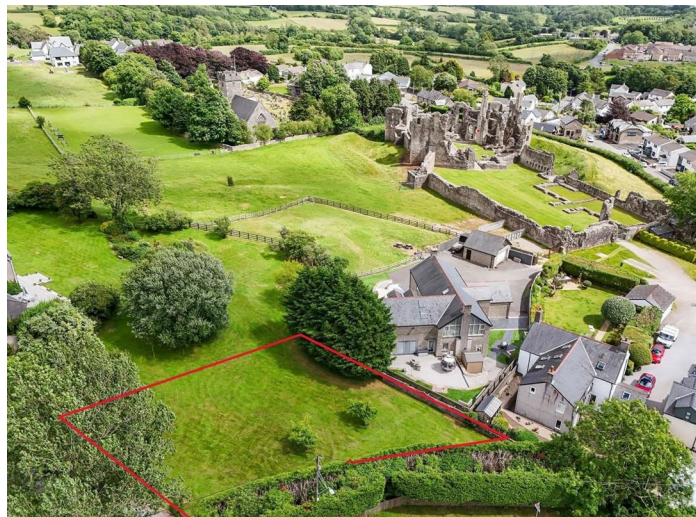
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