

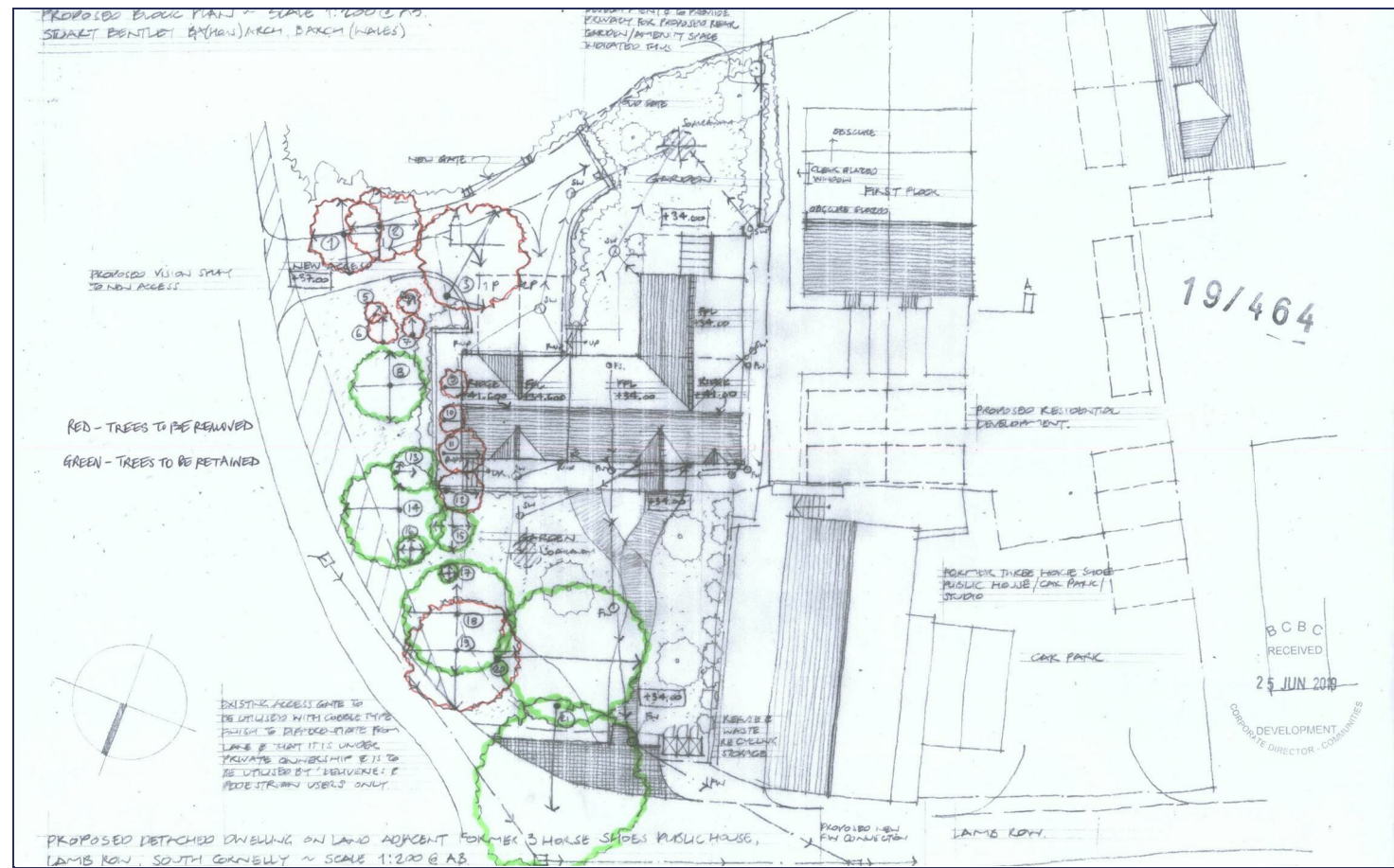


0.24 acre Building Plot Adjacent former Three Horse

South Cornelly, Bridgend, CF33 4RL

Price £119,950

HARRIS & BIRT



Wayleaves and Easements

The property is sold with and subject to all rights of ways and access wayleaves, water, support, light, drainage and other easements. There will be an expectation for the purchaser to build the roadway in via a new access road.

Covenants

Quasi easements, restriction orders as they may exist whether mentioned in these sales particulars or otherwise. We also note that there are no footpaths through the development site. The expectation is that the property would be serviced by mains gas, electric, water and drainage, these would be granted subject to the necessary permissions.

Plans, Areas and Schedules

Any plans have been prepared to the foremost accuracy based on land registry plans. Any plans within these particulars are published for administrative purposes only, the accuracy of such plans are not guaranteed.

Local Authority

Bridgend Country Borough Council, Civic Offices, Angel St, Bridgend CF31 4WB.

Health and Safety

Due to the nature of the site, neither the seller nor agent are responsible for the safety of those viewing. Those viewing the development do so at their own risk.

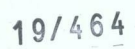
Directions

Travelling from our offices at 67 High Street, Cowbridge travelling down the A48 past the villages of Colwinston and Ewenny through into Bridgend,

keep following the A48 through the town and out towards Merthyr Mawr past Merthyr Mawr Road in Broadlands until you reach junction 37. Come off the A48 on the first exit on the A4229 and travel through the junction towards the M4 until you reach the roundabout, take the first exit onto Porthcawl Road for about 300 meters until you take a left onto Railway Terrace. Follow that road all the around until reach the dead end and we will meet you here and take you to the plot.

Viewings

Viewings are strictly by appointment only, please contact the sole selling agents Harris & Birt on 01446 771777 or cowbridge@harrisbirt.co.uk.



GRABED GRABED POSTIVE GABED
TO BEDROOM 1 - VARIOUS CALLS

GRABED DAW'S KINGS TO PFC
BALCONY STRUCTURE TO SOUTH
PFC'S OBSERVATIONS IS ALSO ACT
AS SLEEPING SUBSTANT

SECTION GRABED HORN TO DE
PFC TO MATCH WITHIN 8
PFC - DUBAICAHU GRABED

GLAZED BALUSTRADES TO PVC
BALCONY STRUCTURE TO SOFTEN
PRACTICE ELEVATIONS IS ALSO NOT
AN SAVING EVENT.

SECTIONAL GEOMETRIC NEED TO BE
PVC TO MATCH WINDOW &
ROOF - ELECTRICAL OPERATED

SECONDARY GARAGE DOOR TO BE
PPL TO MATCH WINDOWS &
DOORS - ELECTRICALLY OPERATED

B C B C
RECEIVED

RECEIVED

25 JUN 2011

DEVELOPMENT
CORPORATE DIRECTOR - COMMUNITIES



Stuart Bentley BA (Hons) Arch, BArch (Wales)
18 Mary Street, Porthcawl, Bridgend CF36 3YA
m: 07807 326 892
e: stuartbentley_designs@hotmail.co.uk

[illegible]

GRAY JANE RAILS - GRABED
WINDOWS & DOORS - DOORS
TO BE COMPOSITE TO FRONT ENTRANCE
EXTERNAL WALLS TO BE SMOOTH
FOUR (S/G) PRIST PRINTE -
TOOKE TO BE COMPAIRED

EXTERNAL WALLS TO BE SMOOTH
KOROL (S/C) PAINT FINISH -
TO BE CONFIRMED

K&E CAST - K&E CONSTIT: 700 CILLS
2 HANDS

STANDARD SHIRTS BLUE W/NE, BAY CA
PANTS (2 COVERS)

2.4M/1.5M CUBE BATHROOM S.W
TREATED FOR MOLDY PESTS TO
SW/SE BATHROOMS.

1.5m diameter @ 100 600mm
Reinforced block with 1.2m SW
Dose bonded pipes to VARIO
SECTION BETWEEN PILES 450x450
Spaced @ 4m centres;

19/464

B C B C
RECEIVED

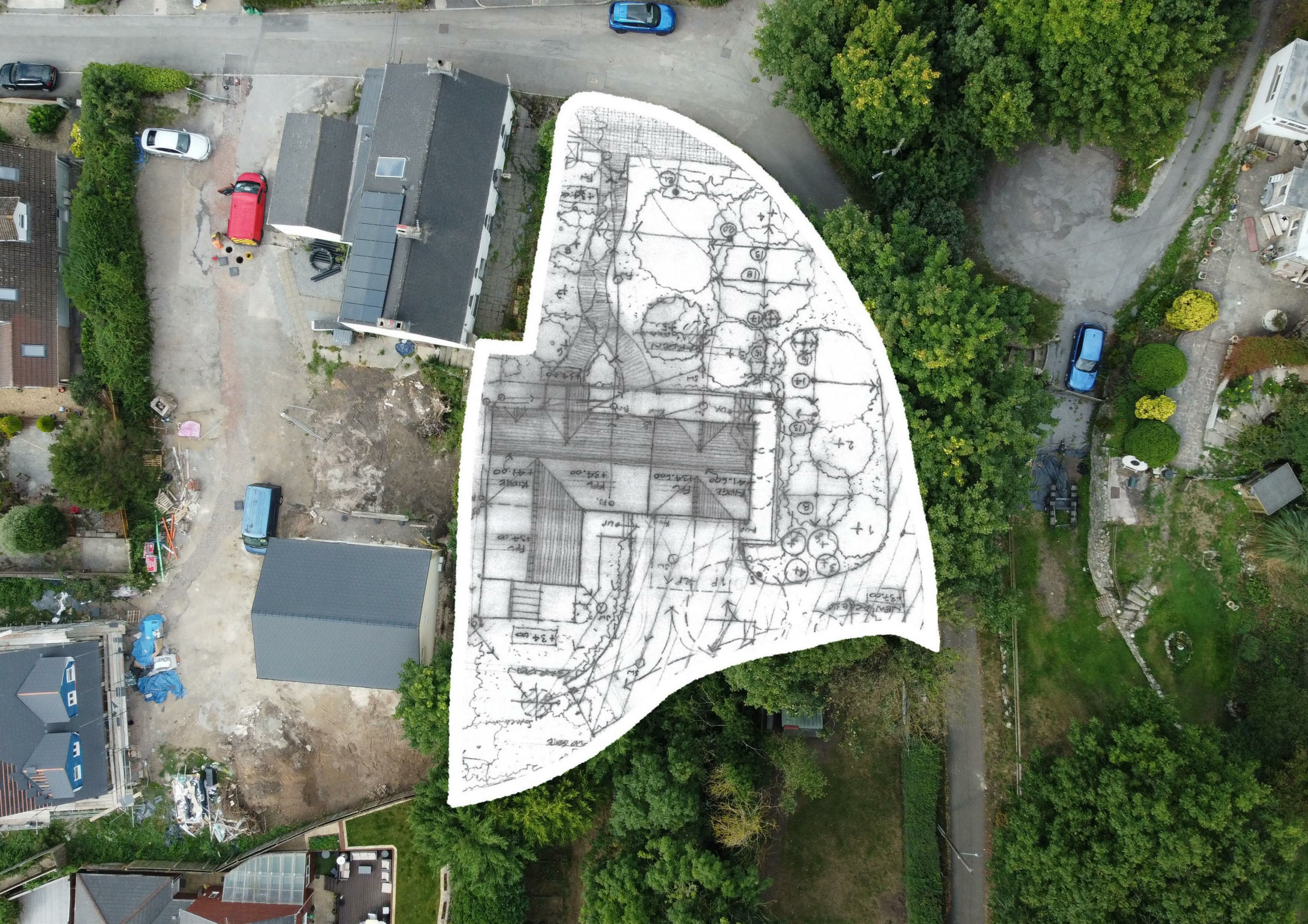
RECEIVED

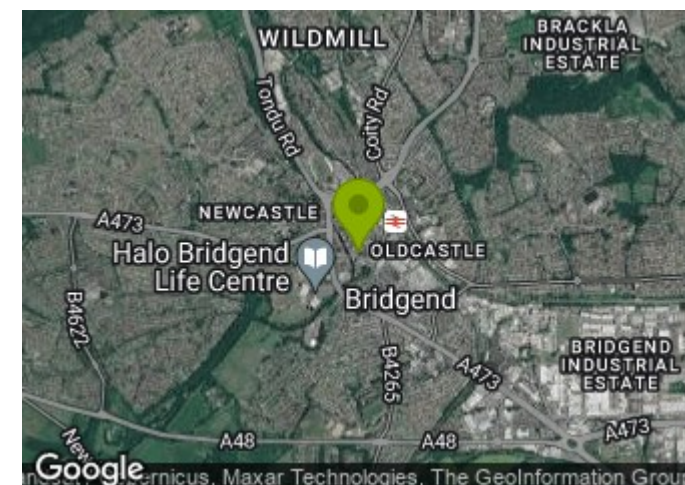
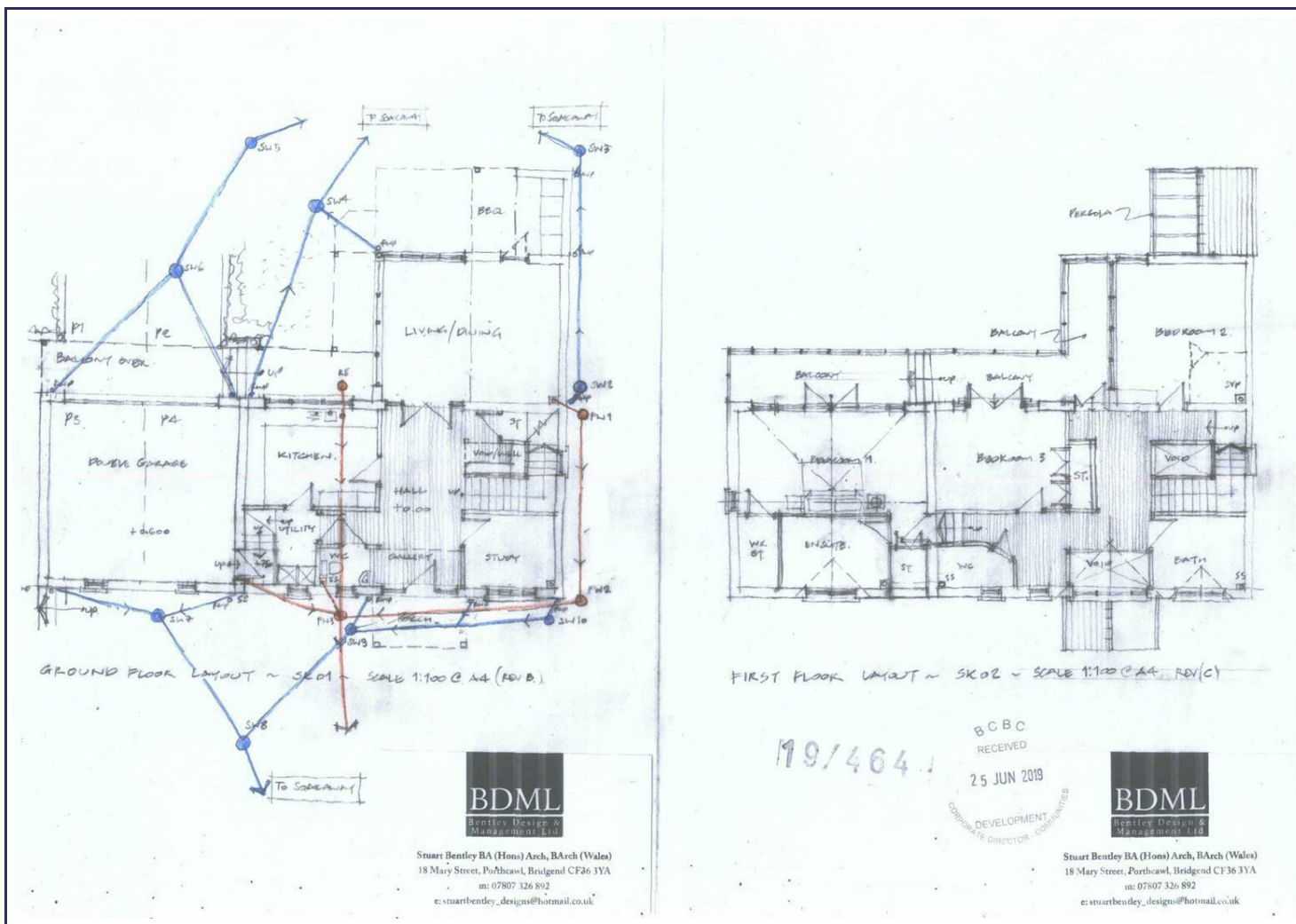
25 JUN 20

DEVELOPMENT
CORPORATE DIRECTOR - COMMUNITY



Stuart Bentley BA (Hons) Arch, BArch (Wales)
18 Mary Street, Porthcawl, Bridgend CF36 3YA
m: 07807 326 892
e: stuartbentley_designs@hotmail.co.uk





HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF
01446 771777 sales@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 lettings@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

