



## Bespoke Building Plot, Craig Yr Eos Avenue

Ogmores-By-Sea, Bridgend CF32 0PF

Price £450,000

HARRIS & BIRT



An excellent opportunity to purchase this unique building plot situated on a popular street within Ogmore By Sea, offering a modern and unique build with truly stunning sea views across to Tuskers Point, Porthcawl to the West and Somerset to the South. With full planning approval for a bespoke, art deco style, detached dwelling spanning over 4000 sq/ft, planning reference number 2021/00813/FUL.

Ogmore By Sea is an attractive, peaceful, coastal village within close proximity of the market town of Cowbridge to the east, Llantwit Major to the South and Bridgend to the West. Excellent village facilities and within a minute's walking distance to beaches and the heritage coastline. Ogmore By Sea offers close proximity to primary school in St Brides Major and is within catchment for Cowbridge Comprehensive School.

### Location

Situated on an elevated plot, fully serviced to road on Craig Yr Eos Avenue, clear and ready to build. End plot. Uninterrupted sea views.

### Planning Permission

Planning reference 2021/00813/FUL - full copies of planning permission available by enquiry in the office.

### Basis of Sale

The property is offered for sale by private treaty. Sale of Freehold title.

### Legal Costs

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

### VAT

The Seller has not elected to charge VAT on the proceeds but reserves the right to do so.

### 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 illustrative purposes. The accuracy of such plans are not guaranteed.

### Local Authority

Vale of Glamorgan County Council, Civic Offices, Holton Road, Barry, CF63 4RU

### Anti Money Laundering

The successful purchaser will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

### Services

Fully serviced to road.

### Viewings

Viewings strictly by appointment only - please contact our Cowbridge office for access.

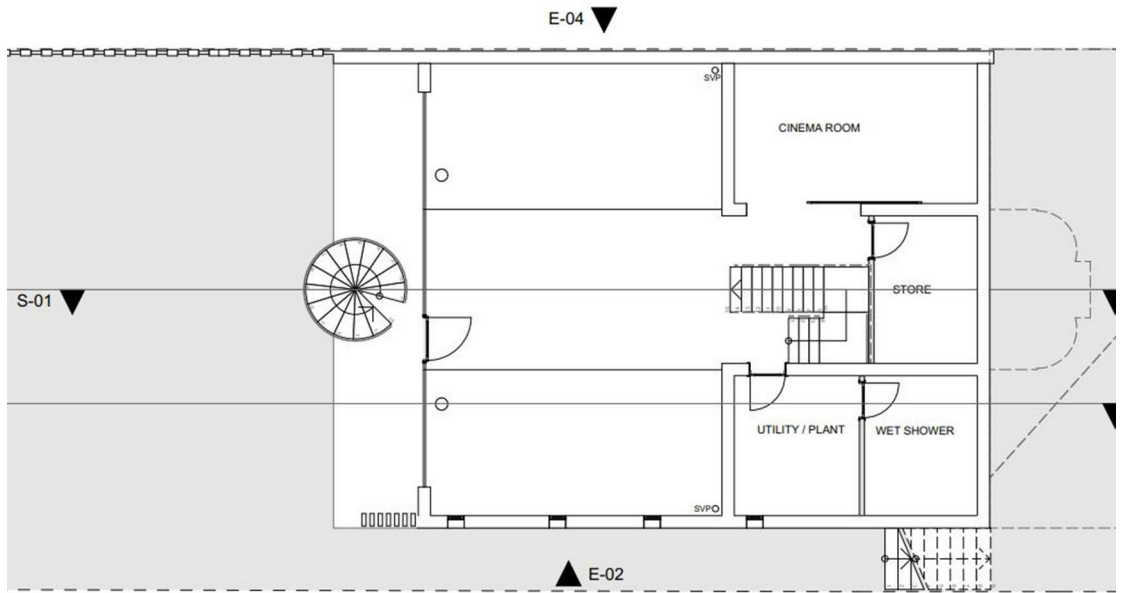
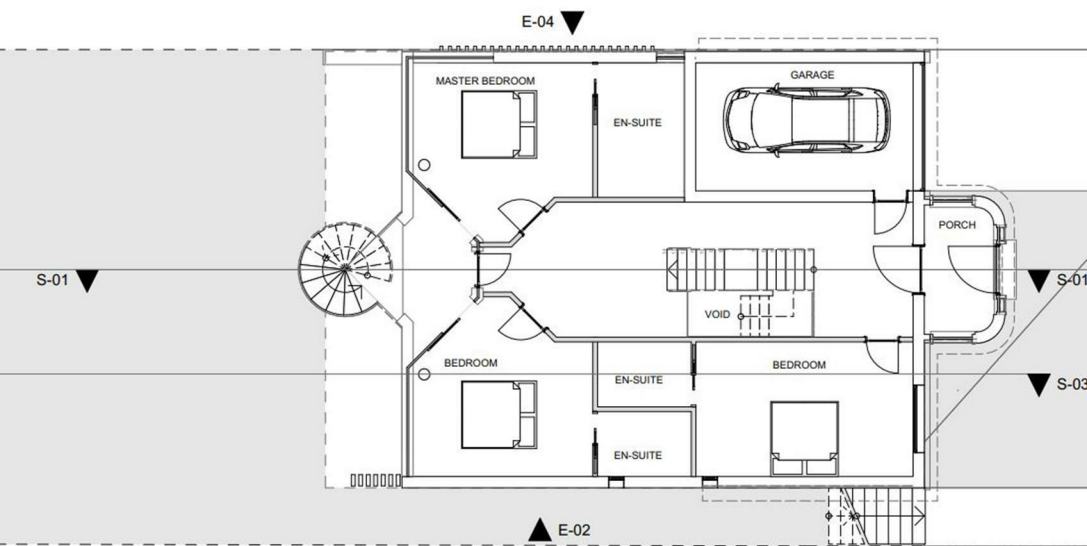
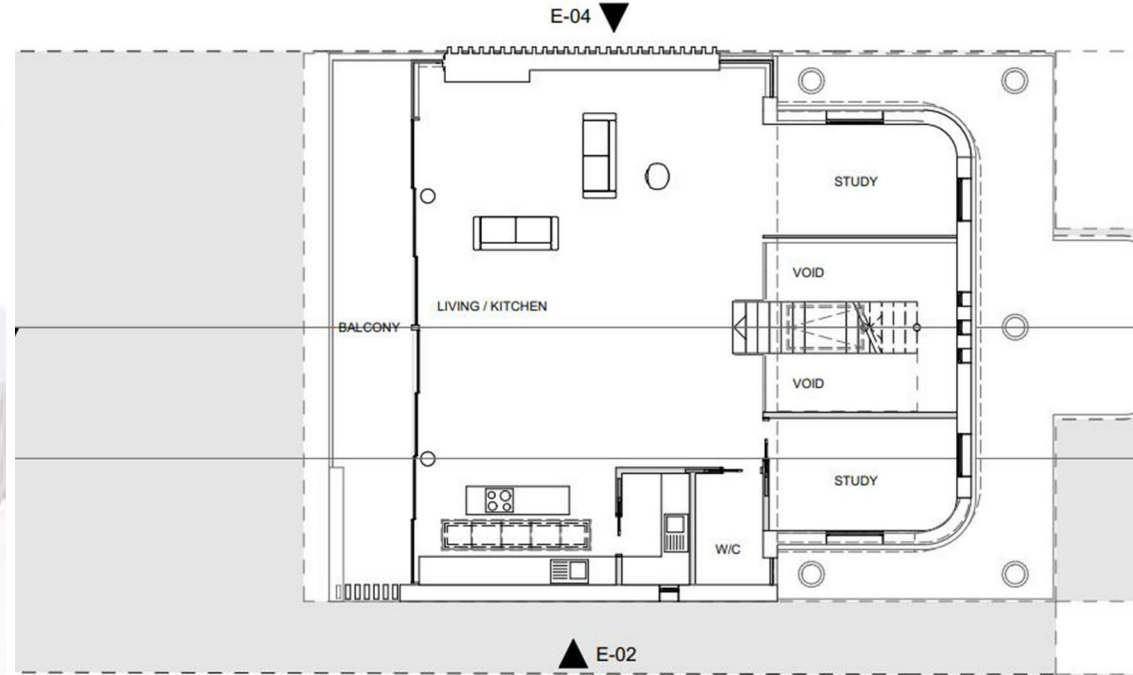
### Contact

Please contact David Lakin in our Cowbridge office for further information on 01446 771777 or alternatively email [david.lakin@harrisbirt.co.uk](mailto:david.lakin@harrisbirt.co.uk).

### Directions

Entering Ogmore By Sea with the river mouth on your right take the 2nd turning right into Craig Yr Eos Road. Continue down the hill, taking the 1st turning left into Craig Yr Eos Avenue. Plot 1 is situated on your right hand side, on the corner with a Harris and Birt board outside.









# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

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

Cardiff

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

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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