



Front Elevation



Side Elevation

Building plot for sale. CGI images are for illustration purposes only



St. Clare's Court Clevis Lane

Porthcawl CF36 5NR

Price £425,000

HARRIS & BIRT

Rare opportunity to purchase this serviced building plot within a bespoke development of 12 detached homes. Located in the highly sought after St Clare's Convent development in Newton, Porthcawl. The plot spans to circa 641 sq/m and has planning to create a substantial detached residence in the grounds.

The plot is located on the southerly side of the development with views over Newton Church, The Green and the Bristol Channel beyond. The property when finished will be within a short distance of the local amenities and be within a short stroll of the popular Newton Beach and surrounding sandhills.

Description

The site will comprise 12 units in total, one of which is a refurbishment of an existing building on the site which is presently ongoing and the development of the other 11 plots some of which have already progressed.

Services

The plots are fully serviced with links to mains drainage, water, electricity and gas to each plot and there is a roadway on the site.

Tenure

The property is to be sold on a Freehold Basis

Planning Permission

Planning Consent was first passed on 13th September 2019 Planning Reference Number: P/19/352/RES. A further Consent being approved on 11th June 2021 Planning Reference Number: P/21/478/NMA.

Basis of Sale

The property is offered for sale by private treaty by the joint administrators of Waterstone Homes Limited in administration. Offers are invited for the Freehold interest, with no title guarantee. The joint administrators act as agents without personal liability.

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.

Local Authority

Bridgend County Borough Council, Civic Offices, Angel St, Bridgend CF31 4WB

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.

VAT

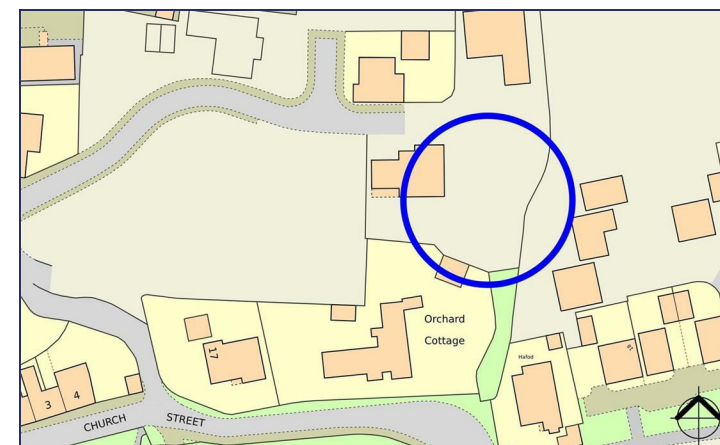
The Seller has not elected to charge VAT on the proceeds but reserves the right to do so.

Legal Costs

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

Viewings

Interested parties are free to inspect to property without accompaniment, subject to prior arrangement and confirmation with the sole selling agents.





GROUND FLOOR PLAN AREA 127.4 m² / 1371.3 ft²
 TOTAL FLOOR AREA 288.2 m² / 3102.2 ft²



FIRST FLOOR PLAN
 AREA 160.8 m² / 1730.8 ft²



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