

Development Land

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incorporating
**rawlins
& madley**

FOR SALE

Prime Residential
Development Opportunity

3 Plots adjacent to Ty Gwyn, Heol-y-
Graig,, Newton, Porthcawl, CF36 5PB

hrt.uk.com

plot 1

plot 2

plot 3

Approximate site boundary only

3 Plots adjacent to Ty Gwyn, Heol-y-Graig, Newton, Porthcawl

Guide Price of £725,000



Location

For Sat Nav users: Postcode CF36 5PB (for identification only)

The subject property comprises three plots adjacent to Ty Gwyn on Heol-y-Graig, Newton in the popular seaside town of Porthcawl.

Porthcawl benefits from 7 sandy beaches and picturesque views along the South Wales coast. Porthcawl Promenade has many cafés, bars and restaurants and the town centre offers a wide variety of shops and amenities.

The M4 is just a short drive away and the frequent bus services include stops that run through Bridgend, Cowbridge and Cardiff. Bridgend train station provides quick services to cities such as Cardiff, Swansea and London.

Description

The gross site area extends to approximately 0.744 acres (0.301 hectares). The site area falls into two parts, with a relatively flat plateau fronting Heol-y-Graig, and a plateau to the rear of Ty Gwyn, the sketch layout shown on the attached plan shows a total of 3 residential units.

Access is provided from a junction with Heol-y-Graig, and the illustrated access road and turning area will serve all plots on the development and Ty Gwyn.

Planning

A full planning application for residential development dated 25th August 2021 reference number P/21/807/FUL has been approved by Bridgend County Borough Council's Planning Department. The Council resolved on 3rd March 2022 to grant Planning Permission subject to completion of a Deed of Grant. The attached layout drawing shows the position of the access road, and an indicative layout for the residential units. A number of "as built" images are also shown for illustrative purposes.

The Section 106 Agreement dated 2nd February 2023 confirms a contribution of £115,153.20 towards the provision of affordable housing in the administrative area of the Council. Prospective purchasers should ensure that they are fully familiar with their obligations under the Deed of Grant and the Section 106 obligations and planning conditions.

Statutory Services

Mains gas, electricity, water and drainage are understood to be available to serve the proposed development, but all interested parties must satisfy themselves upon the location, capacity and suitability of statutory services.

Tenure

The Freehold interest of the site in its entirety is offered for sale with Vacant Possession.

For the avoidance of doubt, Ty Gwyn is in separate private ownership and does not form any part of the subject land or sale.

Basis of Sale

The property is offered for sale by private treaty and offers are invited for the Freehold interest. Both unconditional and offers conditional upon the grant of reserved matters planning permission and, any other necessary consents are invited.

Further Information

All prospective purchasers are encouraged to register their interest with Herbert R Thomas to receive a copy of the Planning Permission, Drawings and Section 106 Agreement.

Anti-Money Laundering (AML) Regulations

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

VAT

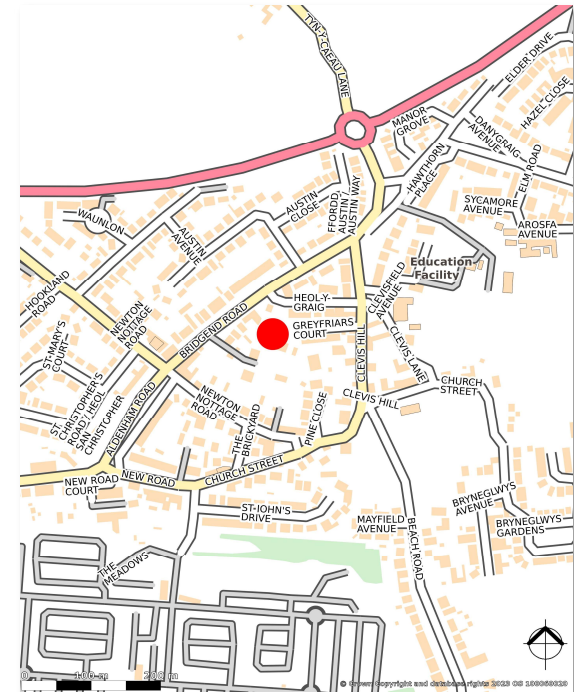
The Seller has not elected to charge VAT on the proceeds but reserves the right to do so.

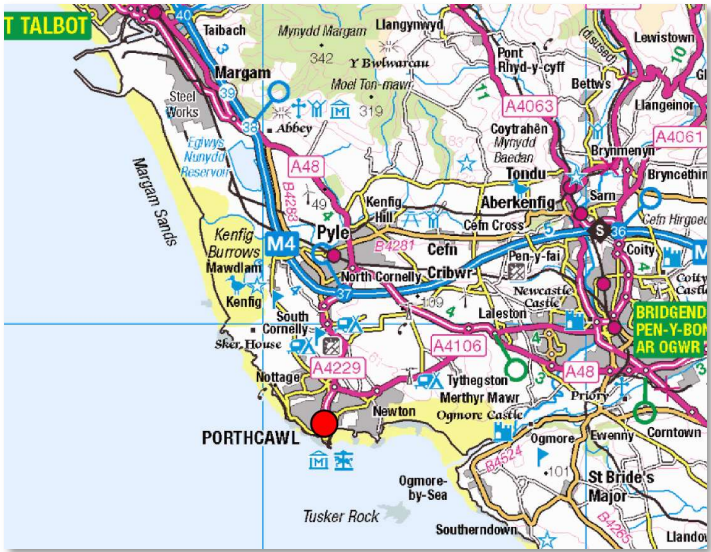
Legal Costs

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.





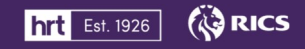
Viewing Arrangements
 Strictly by appointment only through the sole selling agents.

Contact: James Mordecai/James Long
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 Email: jamesmordecai@hrt.uk.com
 jameslong@hrt.uk.com

Commercial



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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.