

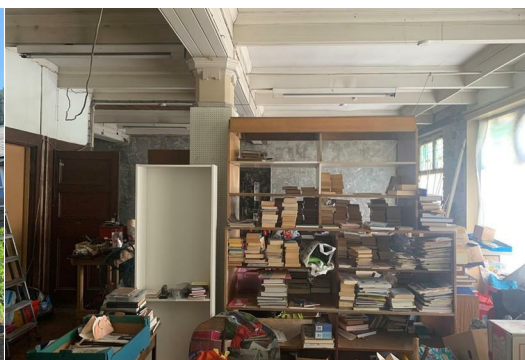
SOLD POST

Former Cooperative

Ogmore Vale, Bridgend, CF32 7AF

Auction Guide £68,000+

SALE BY PUBLIC AUCTION: The auction will take place online on 5 July 2022 at 4:00 pm with registration through our website



Description

An opportunity to acquire an imposing former local Co-operative department store located on High Street in Ogmore Vale. The Grade II Listed stone built building with a pitched slate roof was erected circa 1910 by the Co-operative Wholesale Society as a local department store serving the Ogmore Valley and would have played a major role in the development of the valleys and of interest for its Arts and Crafts influence.

We understand that the ground floor housed a grocery shop and the Co-op Shop where payment was made, with the upper floors laid out as a haberdashery, drapery and millinery. We understand that the shop closed circa 1977.

We have been advised by the vendor that the building has had residential status for in excess of 20 years and the vendor currently occupies the top floor as living accommodation. The living accommodation benefits from gas central heating (not tested) via a combination boiler. Access to the living accommodation is from Glyn Street at the rear of the property. The extensive property will require complete refurbishment throughout, including work to repair some water ingress through the roof.

In our opinion, the building may be suitable for a number of alternative uses including residential conversion for apartments or a pair of large townhouses and/or part commercial/community uses on the ground floor, subject to obtaining all necessary consents. Interested parties are advised to make their own enquiries with Bridgend County Borough Council's planning department in relation to any proposed uses of the property.

The property is located in the village of Ogmore Vale with all its amenities and has pleasant views of the surrounding countryside and is approximately 6 miles from McArthur Glen retail outlet, with all its designer stores, food outlets and Cinema complex. A Sainsbury's superstore is located adjacent to the retail outlet and the M4 motorway at J.36 provides excellent links east and west.

Accommodation

GF: Entrance lobby, two large open plan rooms, stairs to first floor

FF: Landing area, large open plan 'L' shaped room, store room/office, separate large room, with additional store area (formerly housed a lift shaft), stairs to second floor

SF: Landing, hallway, large living room, three double bedrooms, kitchen, bathroom, shower room with toilet

OS: Rear garden, with large dilapidated outbuilding, steps leading to the exterior ground floor level

Tenure

Presumed Freehold – please refer to legal pack for verification of tenure

Viewing

Viewing by appointment with Seel and Co (029) 2037 0117

Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please refer to the legal pack for any further disbursements to be paid by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Further Information

Auctioneers Office, Seel and Co (029) 2037 0117

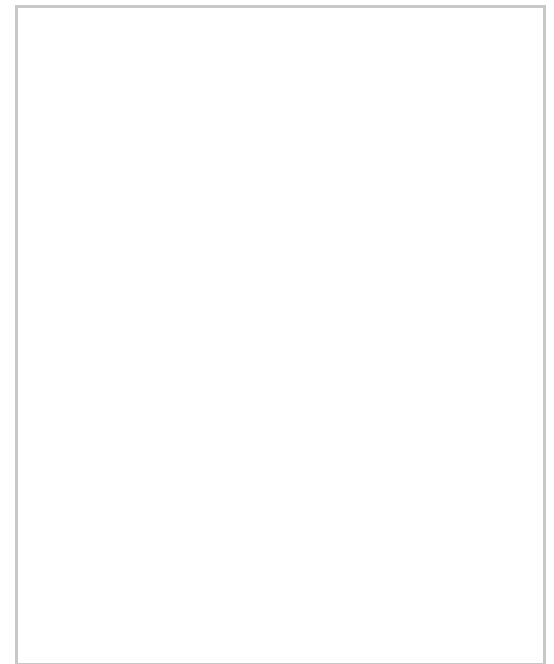
Auction Details

FOR SALE BY PUBLIC AUCTION on 5 July 2022 online via the Seel and Co website. Bidding will commence from midday on Monday, 4 July and conclude in order from Lot 1 at 4:00 pm on Tuesday, 5 July 2022

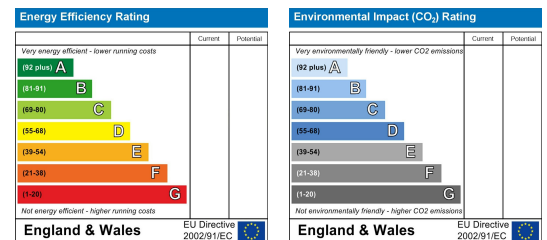
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.