

Commercial

**hrt**

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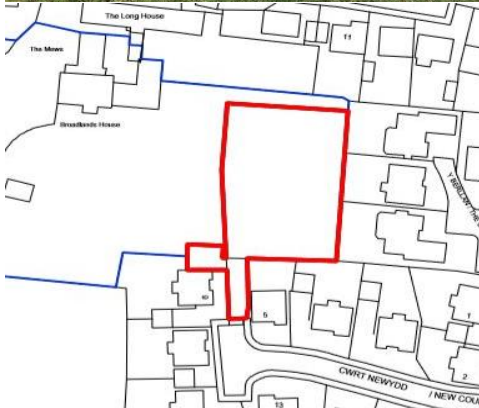
Land at Broadlands House,  
Broadlands, Bridgend, CF32  
0NS

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# Land at Broadlands House

Guide Price **£330,000**



## Location

**For Sat Nav users: Postcode CF32 0NS**

The subject land is located to the north of Cwrt Newydd, in Broadlands, Bridgend.

Bridgend offers good transportation links with regular bus services and a main line railway station providing direct access to Cardiff and London. Cardiff is approximately 20 miles to the east and Swansea is approximately 21 miles to the north west. The M4 Motorway, A48 and A473 provide access to all of the major commercial centres in the region.

## Description

An excellent opportunity to purchase land with development potential with outline planning consent.

The land extends to approximately 0.371 acres (0.15 hectares).

The land benefits from access off Cwrt Newydd and is situated in a residential area within close proximity to both the A48 and A473.

Please see the plan attached, land edged in red.

## Planning

**Reference:** P/18/564/OUT

**Proposal:** Outline planning permission for a residential development for three new build dwellings

**Decision:** Approved

The outline planning application indicates that the land would be used for residential development of three new build detached dwellings. The application indicates that each property would be two storey, with front and rear garden, two parking spaces and a garage.

Interested parties are advised to make their own enquiries with the Bridgend County Borough Council in order to verify.

## Price

Guide Price of £330,000.

## Tenure/Terms

Freehold with Vacant Possession.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

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

## Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: James Mordecai

Tel: 01446 776385

Email: jamesmordecai@hrt.uk.com

Contact: Amelia Shepherd

Tel: 01446 776379

Email: ameliasherpherd@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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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.