

8 Park Road

Freehold Residential Investment
& *Development Opportunity*

Barry, Vale of Glamorgan CF62 6NU

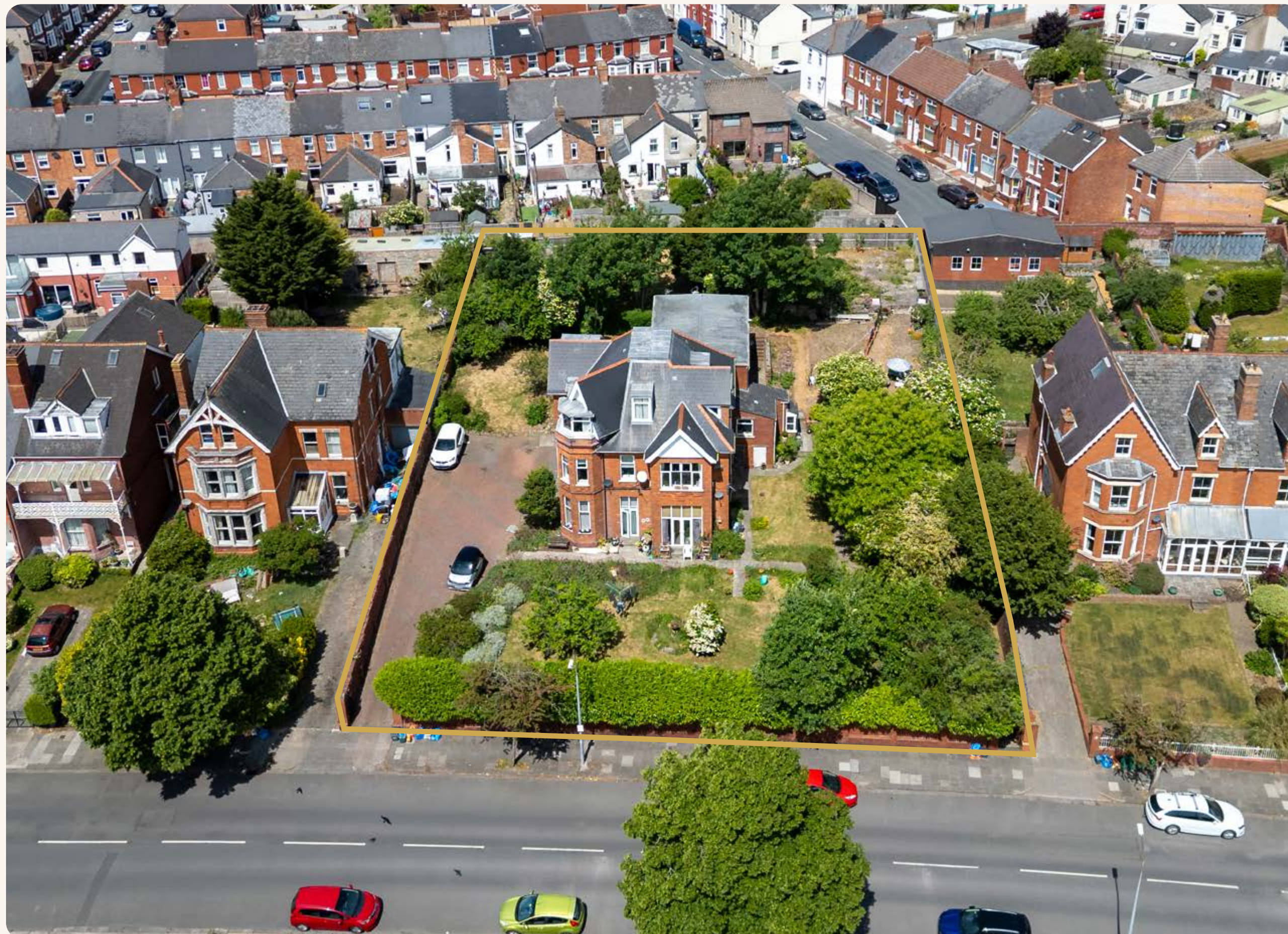


AVISON
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Investment Summary

We are instructed to seek offers in excess of **£900,000 (Nine Hundred Thousand Pounds)** subject to contract and exclusive of VAT



- ➔ Freehold **residential investment & development opportunity** (subject to planning) located on one of Barry's most sought-after residential streets.
- ➔ Large site extending to **0.21 hectares (0.51 acres)** with a low existing site coverage of c.12%.
- ➔ Barry is one of **Wales' fastest growing residential markets** with average house prices having reportedly surged 11% last year.
- ➔ **Fully let** on occupation contracts with a number of long-standing tenants.
- ➔ **Asset management potential**, through refurbishment or redevelopment, in an area with an attractive wider regeneration story.
- ➔ Total existing gross rental revenue of **£53,340 per annum**.



Barry Island

Cold Knap

Barry Train Station

Romilly Park

Park Road

Barry, Vale of Glamorgan CF62 6NU



Location

Barry is a vibrant coastal town in the Vale of Glamorgan, approximately 9 miles southwest of Cardiff. Once renowned as the world's largest coal exporter, Barry has evolved into a vibrant community supporting both local industry and a commuter base serving the Capital City.

The town continues to evolve, driven by a wide range of regeneration schemes such as a new marina at The Mole, the continued expansion of Barry Waterfront and an ever-expanding Operational Port run by Associated British Ports.



→ Car

The M4 motorway, which connects London with South Wales, is located approximately 7.6 miles to the north of the Property. By road, the property is located approximately 10 miles southwest of Cardiff, 56 miles west of Bristol, 163 miles northeast of Plymouth, 129 miles southwest of Birmingham and 162 miles west of London.



→ Rail

Barry Train Station is an approximate 10-minute walk (0.3miles) from the property, connecting to Cardiff Central Station which runs frequent direct services to Newport, Bristol, London Paddington and Birmingham New Street.

→ Air

Cardiff Airport is conveniently located 2.2 miles west of the property.



8 Park Road

Situation

Park Road is a well established and popular residential street with a diverse blend of period properties and new build modern developments.

The housing mix includes large single dwellings, terraced housing and apartments all of which benefit from views across the Bristol Chanel from the upper floors.

The property benefits from proximity to a plethora of local amenities including shops, restaurants, the well known Romilly Park & Tennis Club and Cold Knap Beach.

Barry Island Pleasure Park and Beach are also within an easy walking distance, all of which adds to the popularity of Park Road as a highly regarded place to live.



Property Description



8 Park Road is a period built 3 storey property containing **7 apartments**.

The low site coverage could allow for **further development**, subject to planning.

Some development of the original structure has been undertaken including a two-storey rear extension and reconfiguration of multiple access points for apartment clusters.

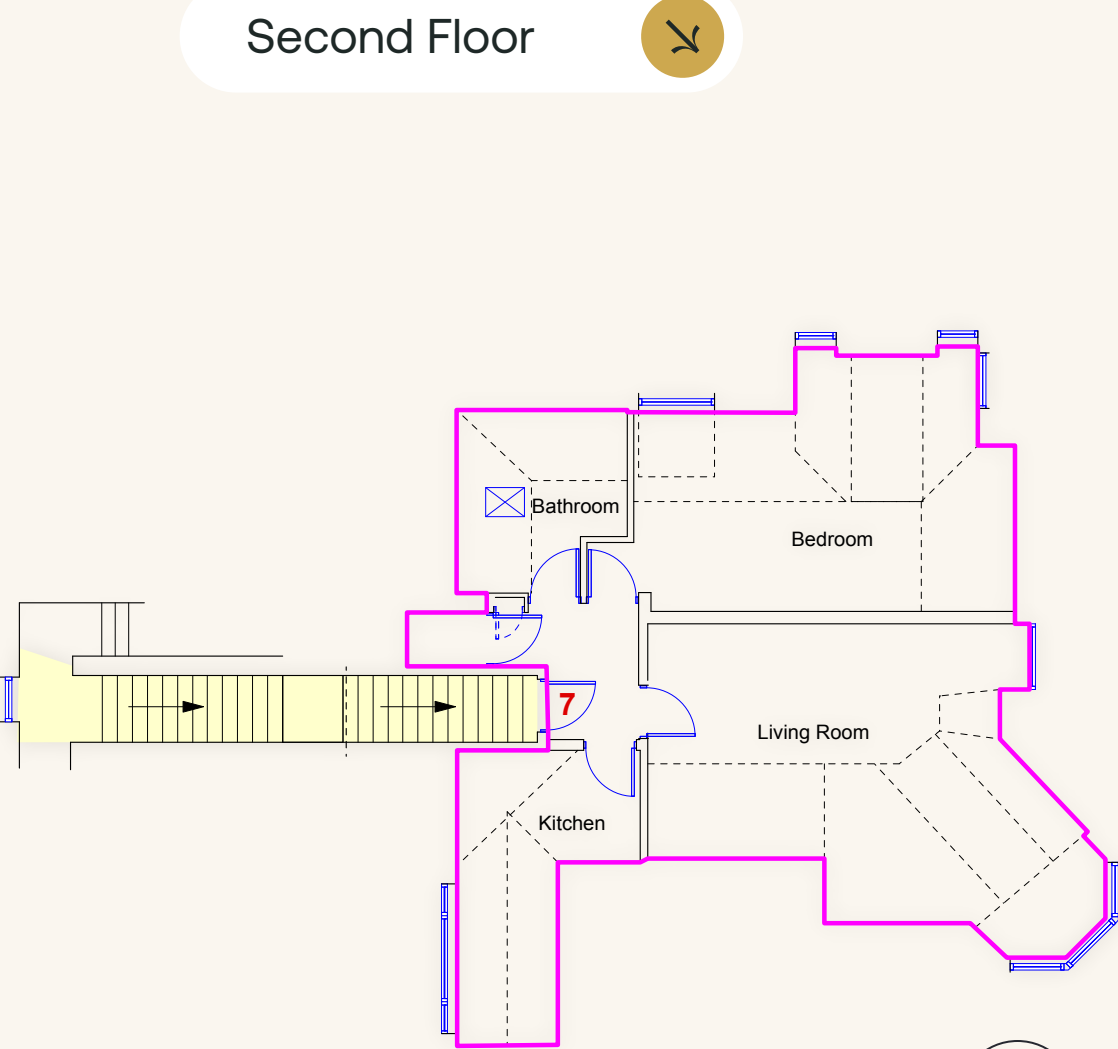
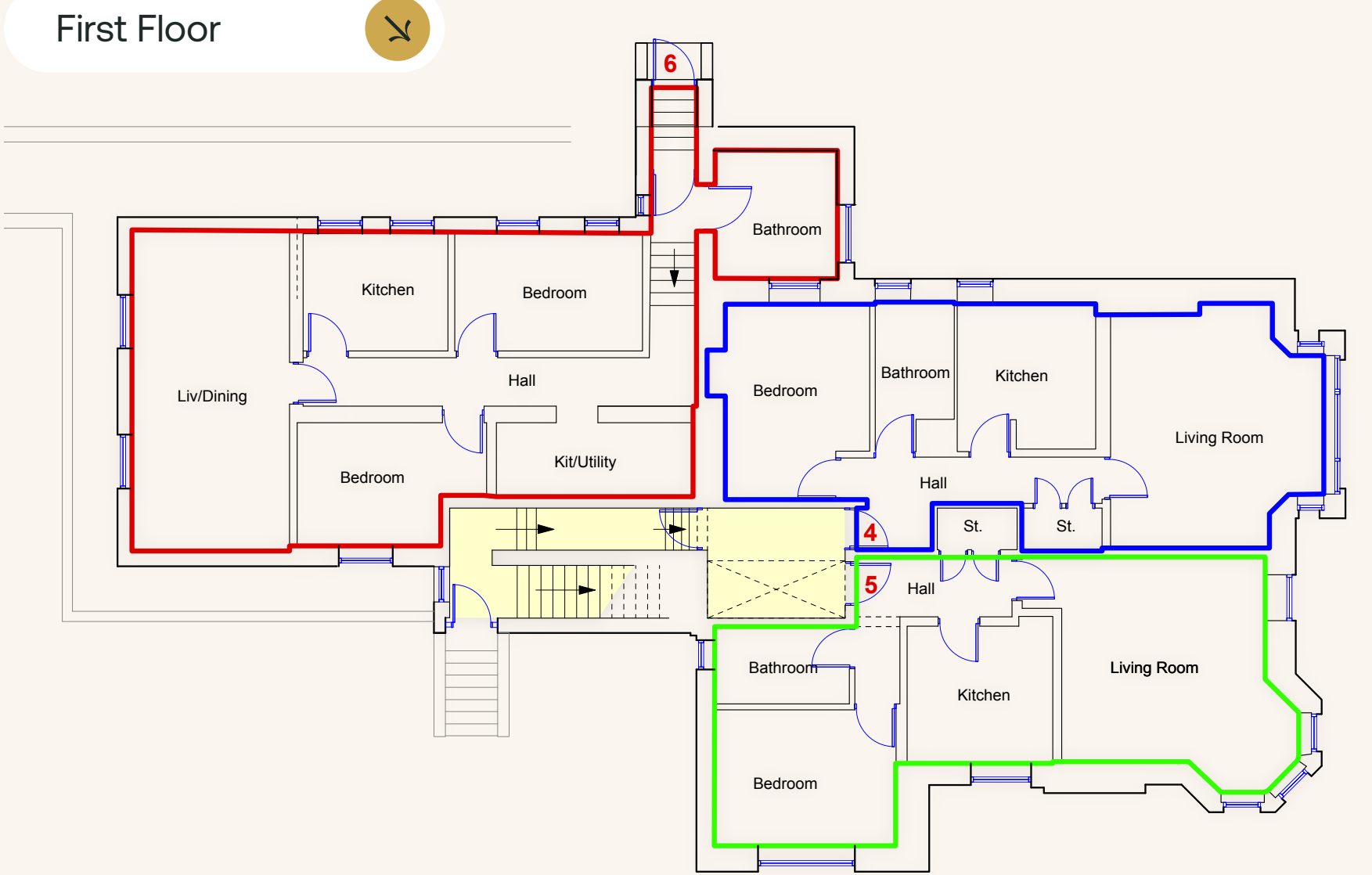
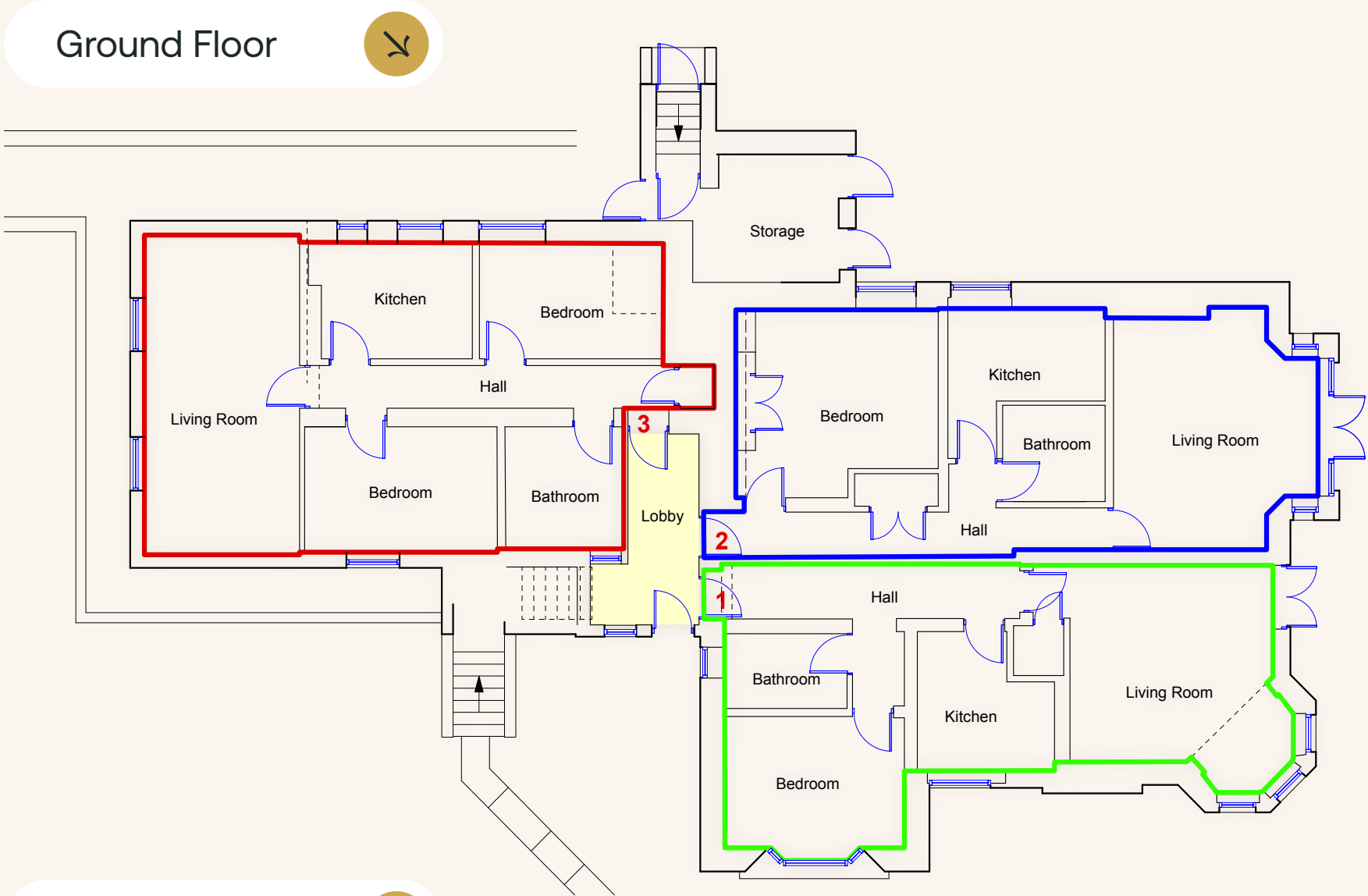
The majority of the apartments benefit from **substantial ceiling heights** reflective of the construction of a period building from this era.

The upper floor apartments have **outstanding views of the Bristol Chanel** and across to Southwest England.

The property occupies a **large site extending to 0.21 hectares (0.51 acres)** with a low existing site coverage of c.12%.

Tenancy Schedule

Flat No.	Tenancy	Rent PCM	Rent PA	Size (sqft)	Apartment Description
Flat 1	Occupational Contract	£750	£9,000	527	1 bed - Ground Floor
Flat 2	Occupational Contract	£575	£6,900	614	1 bed - Ground Floor
Flat 3	Occupational Contract	£595	£7,140	732	2 bed - Ground Floor
Flat 4	Occupational Contract	£750	£9,000	560	1 bed - First Floor
Flat 5	Occupational Contract	£550	£6,600	527	1 bed - First Floor
Flat 6	Occupational Contract	£625	£7,500	775	2 bed - First Floor (individual access)
Flat 7	Occupational Contract	£600	£7,200	818	1 bed - Second Floor
Total			£53,340	4,553	



Tenure

Freehold

Planning Statement

Kew Planning has assessed the site's potential for further development and the report can be made available on a non-reliance basis.



In summary: the site is largely unconstrained by local planning policy and as such provides a favourable plot for the potential to increase residential units onsite. This could be in the form of an extension to the existing Victorian Villa or exploring the capacity of the site to allow for residential development to the rear of the plot. The most significant constraints are the ability to accommodate the required parking and amenity space to meet standards, that comes with an increase in the number of residential units. Similarly, requirements for affordable housing provisions/contributions would also need to be factored into these considerations. The landscaping and trees present may also pose as a constraint to further development.



8 Park Road

EPC



	Address	Rating	Expiry
➔	Flat 1 - 8 Park Road	E 50	6 March 2034
➔	Flat 2 - 8 Park Road	E 43	18 October 2030
➔	Flat 3 - 8 Park Road	E 44	15 March 2033
➔	Flat 4 - 8 Park Road	D 60	22 January 2029
➔	Flat 5 - 8 Park Road	E 42	18 October 2030
➔	Flat 6 - 8 Park Road	E 53	10 June 2035
➔	Flat 7 - 8 Park Road	E 43	13 March 2033

VAT

The property has not been elected for VAT.

Welsh Land Transaction Tax (LTT)

Following a review conducted by Welsh Government in February 2025, Multi-Dwelling Relief and Mix Use Relief under current legislation would still apply to the completed development if sold as a whole.

Multiple Dwellings Guide ➔

Proposal

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Further Info

For further information or to arrange an inspection please contact agents Avison Young as per the details below:

Andrew Gibson

Director

+44(0)7834 449163

Andrew.Gibson@avisonyoung.com

Nick Jones

Graduate Surveyor

+44(0)7962 336078

Nicholas.jones@avisonyoung.com



avisonyoung.co.uk

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Designed and produced by **MartinHopkins**
029 2046 1233 | studio@martinhopkins.co.uk | martinhopkins.co.uk