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Building Plot Adjacent to the Red Lion
Pendoylan
The Vale of Glamorgan
CF7 7UJ
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Building Plot Adjacent to the Red Lion

Asking price **£285,000**

Rare opportunity to purchase a single building plot with planning permission for the construction of an attractive, detached family house, located in a highly sought after Vale village with well-regarded Church in Wales primary school and easy driving access to M4 Junction.

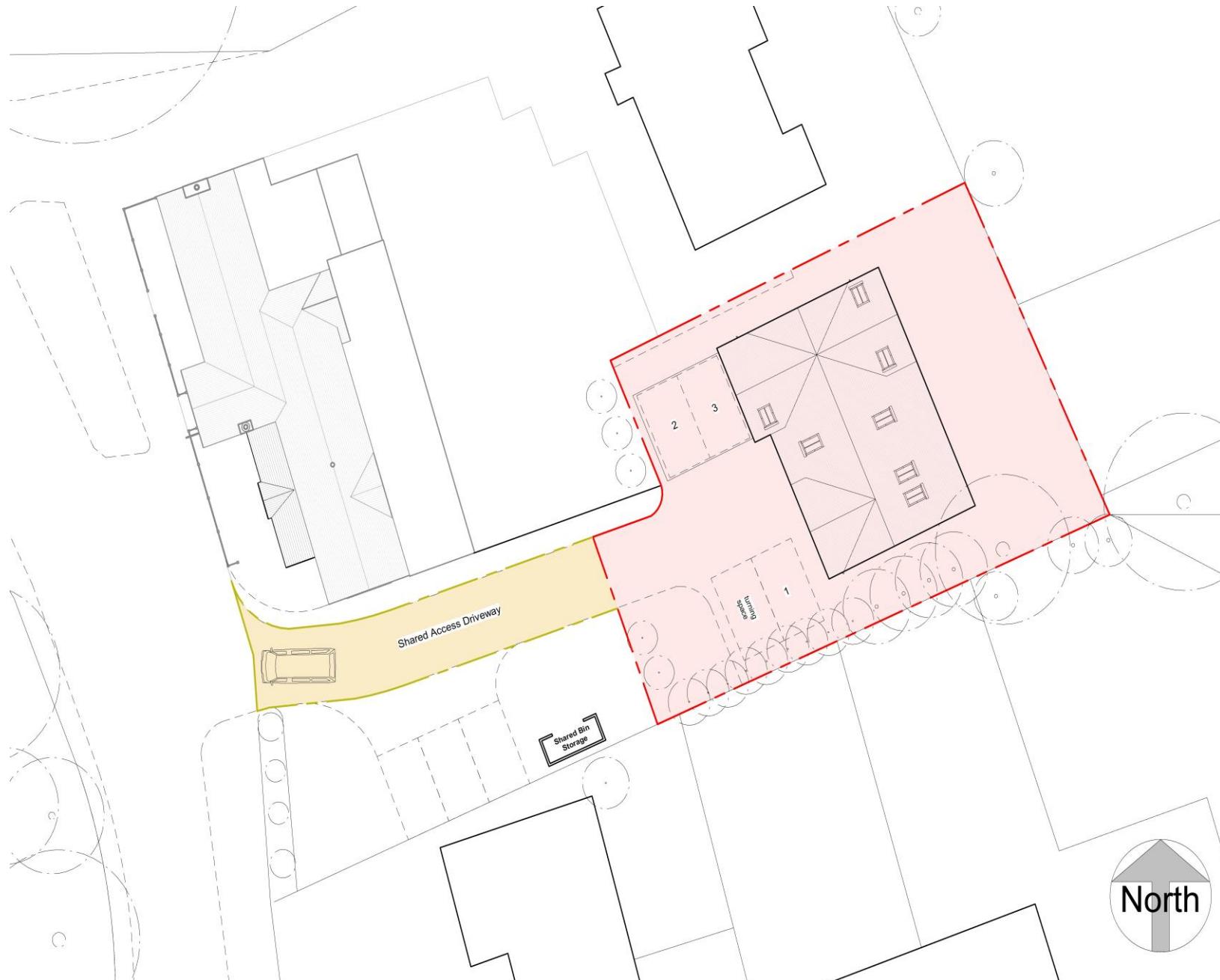
Building plot with full planning permission to construct a four bedroom family size dwelling

Consent allows for construction of a property offering hallway, cloakroom/ WC, snug/ sitting room and study, large open-plan lounge, dining room and kitchen, utility room

Galleried landing, principal bedroom with Juliet balcony to far ranging views, en-suite shower room, three further bedrooms and family bathroom

Shared driveway to parking area and green-roofed car-port, rear garden

Lovely Vale village with highly regarded primary school and easy access to M4



Rare opportunity to purchase a single building plot with planning permission for the construction of an attractive, detached family house, located in a highly sought after Vale village with well-regarded Church in Wales primary school and easy driving access to M4 Junction.

Pendoylan village is a vibrant and welcoming place to live, surrounded by distinct hamlets like Hensol,

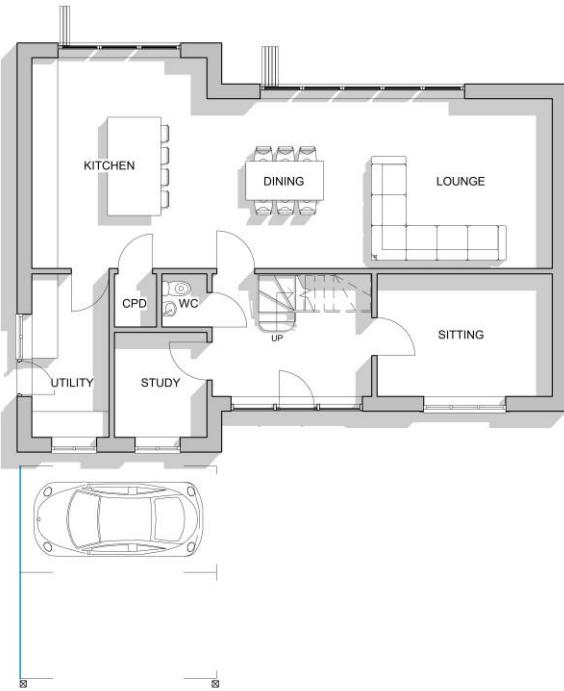
Tredodridge, and Clawdd Coch. Pendoylan offers easy access to Cardiff and Cowbridge. The area features a church, chapel, Church of Wales school, war memorial hall, playground, community orchard, and tennis court. Leisure options include a vineyard, golf courses, a driving range, and a 4-star hotel with a spa and fitness centre.

Full planning permission has been granted, application No. 2024/00816/FUL for the construction of a single detached dwelling (combined with change of use for the adjacent Red Lion to an additional single detached dwelling).

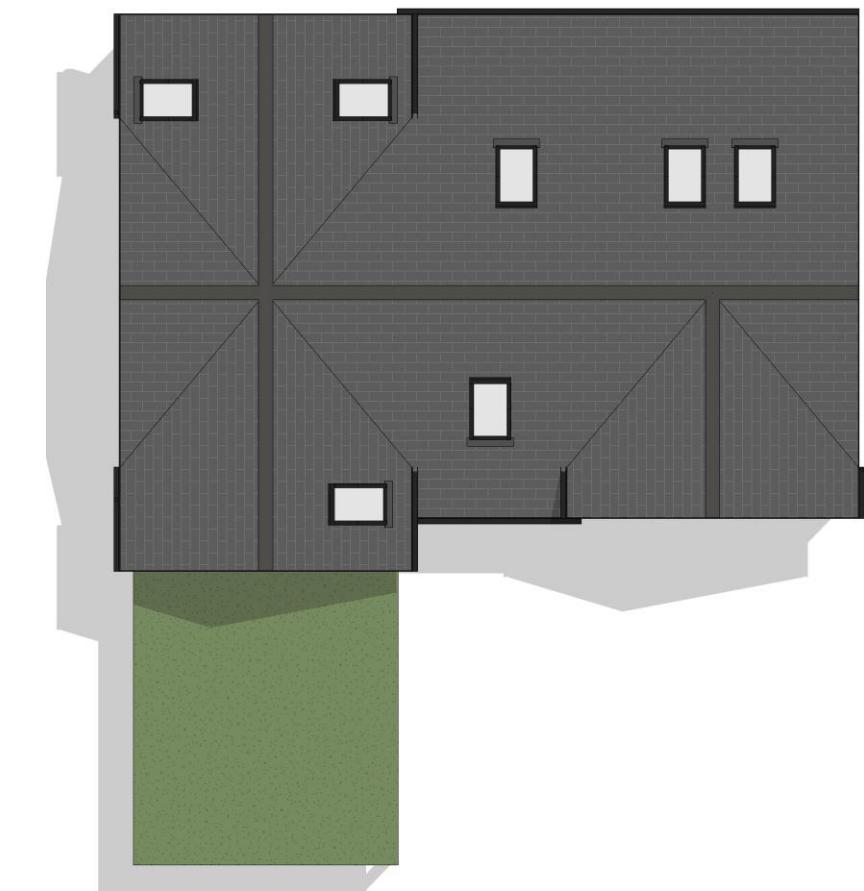
The planning consent is subject to a Section 106 agreement, requiring an affordable housing contribution of £57,568.71.

This amount is potentially recoverable, subject to occupation over a three year period via a self-built exemption procedure, made by a person who intends to occupy the dwelling as their sole or main residence and subject to submission of appropriate paperwork. Planning permission allows for the construction of an attractive property extending to approximately 2000ft² which will provide accommodation including a generous hallway with downstairs cloakroom/ WC off, access to a study and snug/ sitting room, and large living/ dining room open-plan to kitchen with bi-fold doors to rear garden, and utility room. To the first floor, a galleried landing leads to a principal bedroom with double doors to Juliet balcony to far ranging views and en-suite shower room, three further bedrooms and family bathroom.

A shared access shown shaded yellow extends to the side of the Red Lion, with a 50/50 split of future maintenance costs, giving access to the plot with parking spaces and car port with garden area to rear.



It is the current owners intention to develop the adjacent Red Lion into a single detached dwelling. However, if a potential purchaser wished to acquire the whole site, terms are available.



Directions

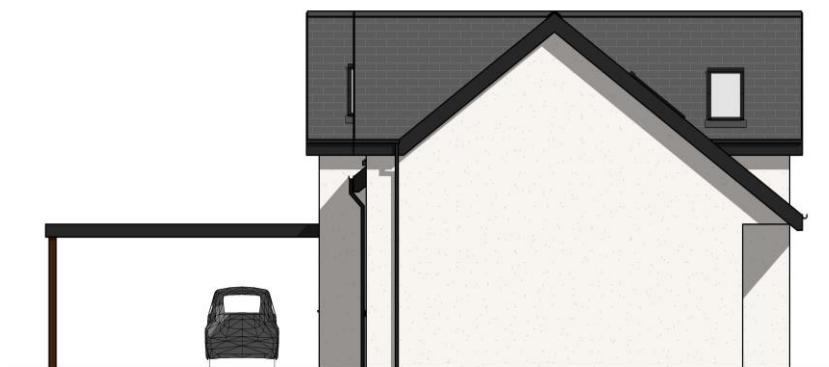
From our Cowbridge office travel in an Easterly direction up the High Street, through the traffic lights, and filter onto the A48 heading towards Cardiff. Drive through the village of Bonvilston until reaching a set of traffic lights. Turn left at the traffic lights. Take the first left signposted Pendoylan. Continue along this country lane without deviation until reaching the village. On entering Pendoylan, drive passed the first right hand turning into Heol St Cattwg, the entrance to the plot is the next available turning right. At present, into what was previously the car park of the red lion public house.
What3words: covers.establish.modem

Tenure

Freehold

Services

Mains water, electricity, and drainage are all available within the vicinity. No mains gas.



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.