



Prime Building Plot,, Heol Spencer
Coity, CF35 6AU

Watts
& Morgan

Prime Building Plot, Heol Spencer

Coity CF35 6AU

£300,000 Freehold

0 Bedrooms | 0 Bathrooms | 0 Reception Rooms

- Immediately available For Sale a residential building plot with a detailed planning permission for the erection of a detached four bedroom family home
- Generous plot in a quiet and secluded location off Heol Spencer with access via a shared driveway
- Immediately available For Sale freehold tenure inviting offers in excess of £300,000

Directions

Your local office: **Bridgend**

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

Location

Available For Sale an attractive building plot that currently forms garden land within the curtilage of Carreg Llwyd House which is located just off Heol Spencer within the popular village of Coity, Near Bridgend.

The Plot is situated in a quiet and secluded location with partial views of Coity Castle and St. Mary's Church.

The popular village of Coity is conveniently located lying approximately 1mile north of Bridgend Town Centre and 1 mile south of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

Description

The property to be sold comprises an attractive residential building plot currently garden within the grounds of Carreg Llwyd House.

The property has the benefit of a detailed planning consent under Planning Reference P/22/839FUL. Full planning documents can be accessed through Bridgend County Borough Council's planning portal.

The plot is to be accessed via a shared driveway the ownership of which will be retained by the Seller who covenants to provide the required turning head.

Sale Price

Offers in excess of £300,000 are invited.

Tenure

The property is to be sold Freehold tenure and with full vacant possession and with the benefit of the detailed planning consent.

Subject to contract/survey only offers are sought.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP
Tel: (01656) 644288



P3	22/11/23	Turning Area Amended	SC
P2	10/09/23	Turning Area and Footpath Added	SC
P3	16/12/22	Planning Issue	SC
Rev	Date	Description	By





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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