

**ESTAS**  
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**BEST IN POSTCODE**  
WINNER 2025

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**Potential Building, Land Shoemakers Row, Maesteg, Mid Glamorgan. CF34 0NS**

**£85,000**



**PETER MORGAN**



Potential Building Land Shoemakers Row, Maesteg, Mid Glamorgan. CF34 0NS

Main Features

- Potential Freehold building land
- Convenient and popular location
- Flat parcel of land at the foot of Shoemakers Row
- Approx 1/2 mile from Maesteg Town centre, rail and bus links
- Convenient for Maesteg Comprehensive School
- All mains services are available from Shoemakers Row
- Planning permission will need to be applied for via..
- .. The planning department at Bridgend County Borough Council and other related authorities

General Information

POTENTIAL FREEHOLD BUILDING LAND IN AN ATTRACTIVE, CONVENIENT AND POPULAR LOCATION.

Situated at the foot of Shoemakers Row and to the rear of Cwmdau Street in Maesteg this attractive, flat parcel of land is in an ideal location being approx 1/2 Mile from Maesteg Town Centre, rail and bus stations and convenient for Maesteg Comprehensive School.

All mains' services are available close to the entrance from Shoemakers Row.

Currently there is no planning permission granted or submitted, therefore interested parties will need to make their own enquiries and application for permission via the planning department at Bridgend County borough council and other related authorities.

The current owner has indicated that the site will be cleared prior to exchange of contracts.

For an informational chat, please get in touch and ask for David John

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding

Not Specified

Current heating type

Not Specified

Tenure

Freehold

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

<div>Neath</div> <div>Hub</div> <div>npt@petermorgan.net lettings@petermorgan.net</div> <div>33-35 Windor Road, West Glamorgan SA11 1NB</div>	<div>Neath</div> <div>Financial Services</div> <div>team@pmfinancial.net</div> <div>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</div>	<div>Bridgend</div> <div>Sales Hub</div> <div>bcb@petermorgan.net</div> <div>16 Dunraven Place, Mid Glamorgan CF31 1JD</div>	<div>Talbot Green</div> <div>Hub</div> <div>talbotgreen@petermorgan.net lettingstg@petermorgan.net</div> <div>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</div>	<div>Carmarthen</div> <div>Hub</div> <div>carmarthen@petermorgan.net lettingscm@petermorgan.net</div> <div>21 Bridge Street, Carmarthen SA31 3JS</div>	<div>Cardiff</div> <div>Hub</div> <div>cardiff@petermorgan.net lettingscd@petermorgan.net</div> <div>144 Crwys Road, Cathays Cardiff CF24 4NP</div>
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PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bcb@petermorgan.net

VAT No : **821850148**

**www.petermorgan.net**  
**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

