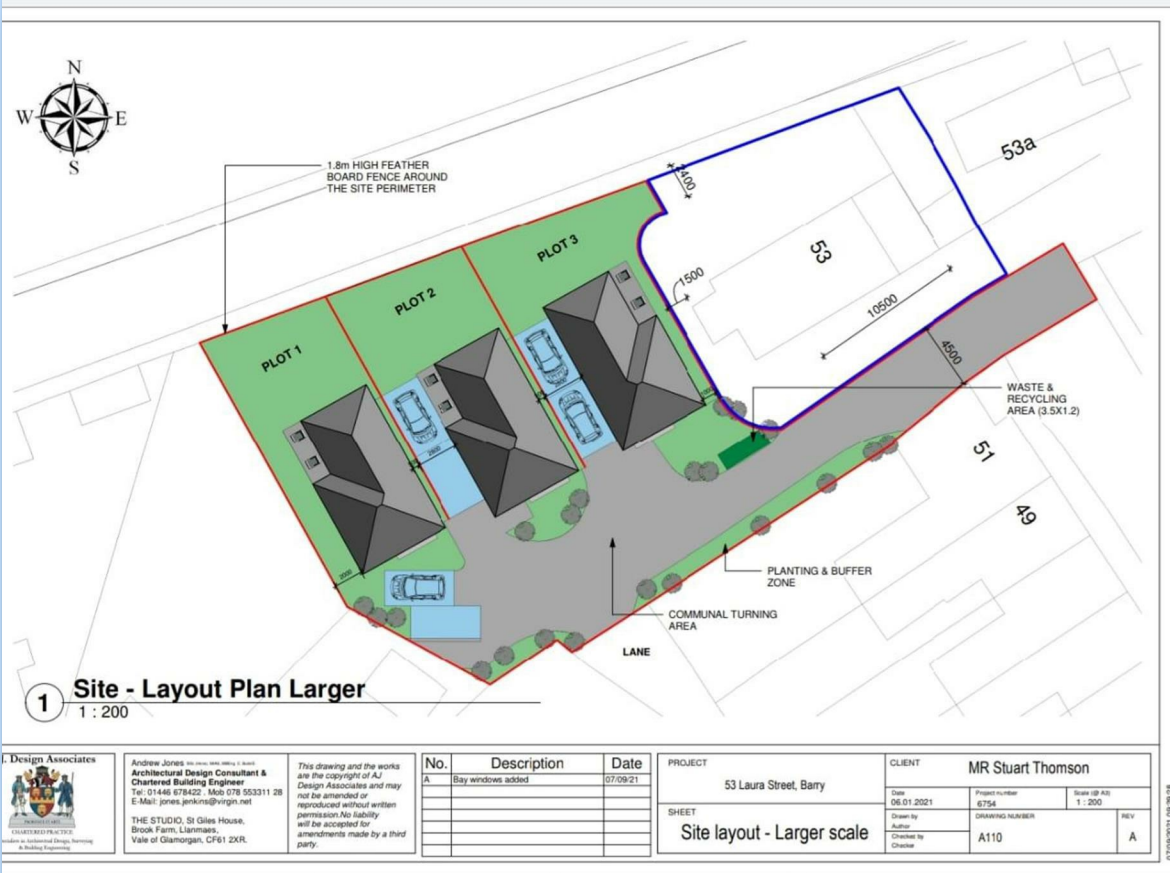




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# LAND FOR SALE Laura Street, Barry CF63 2NU

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING

LAND FOR SALE, Laura Street, Barry. An opportunity to acquire three building plots for sale (not to buy individually) with full detailed planning permission for three stunning, four bedroom detached dwellings with off road parking. NB - FULL Planning Approval was granted 28th September 2021 under planning reference number 2020/00885/FUL

ALL planning Conditions were discharged on 24th June 2024 under reference 2020/00885/1/CD

A rare opportunity to purchase development land with Full planning permission for three detached, uniquely designed houses. These four bedroom luxurious contemporary style, open plan with ample living accommodation providing off road parking.

The houses which have been architecturally designed will offer modern family living with a larger than average open plan kitchen/dining and family area. A separate lounge, cloakroom and utility room with a sizeable enclosed private southerly facing garden to the rear.

To the first floor:- Three double bedrooms and two bathrooms, plus a study/fourth bedrooms.

Key features:

Large open plan family/kitchen/dining/living room with direct access to the rear garden.

Separate lounge

Utility Room and ground floor w.c. cloakroom

To the first:- Four bedrooms, one with en-suite shower room

Family bathroom

Off road parking for up to approx two cars per dwelling

Private enclosed rear gardens

Please note that there are no additional Section 106 fees, or CIL (Community infra structure levy ) fees to be paid to the Council for this development site.

TENURE AND SERVICES:- FREEHOLD. WATER, GAS & ELECTRICITY SERVES ARE WITHIN LAURA STREET AND READY TO CONNECT TO THE SITE. FOUL WATER DRAINAGE ALREADY EXISTS ON SITE READY FOR WELSH WATER SEWER CONNECTION AND LEGAL AGREEMENT.



### LOUNGE

13'1" x 12'9" m into bay window (4m x 3.9 m into bay window)

### FAMILY ROOM/KITCHEN/DINING ROOM

23'11" x 19'4" m into dining area (7.3m x 5.9 m into dining area)

### UTILITY ROOM

6'6" x 5'6" (2.0 x 1.7)

### MASTER BEDROOM

13'9" x 8'6" plus wardrobe area (4.2 x 2.6 plus wardrobe area)

### BEDROOM TWO

13'9" x 7'8" plus wardrobe area (4.2 x 2.35 plus wardrobe area)

### BEDROOM THREE

11'9" m x 7'10" m (3.6 m x 2.4 m)

### BEDROOM FOUR/STUDY

8'0" m x 7'2" (2.45 m x 2.2m)

### COUNCIL TAX

Council tax band

### DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do

not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

### PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

### TENURE

We have been advised that the property is FREEHOLD . You are advised to check these details with your solicitor as part of the conveyancing process.

