



Red Lion Inn, Pendoylan

Cowbridge

Fixed Price £285,000

## Plot Adjacent to Red Lion Inn

Rare opportunity to purchase a single plot with planning permission for a detached family house, in a sought after Vale village with Church in Wales primary school and easy driving access to M4.

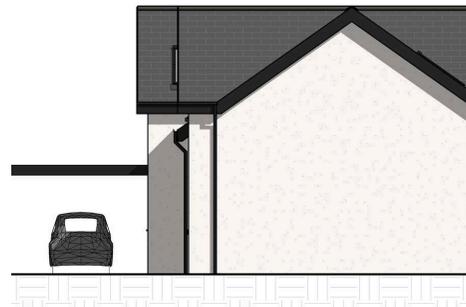
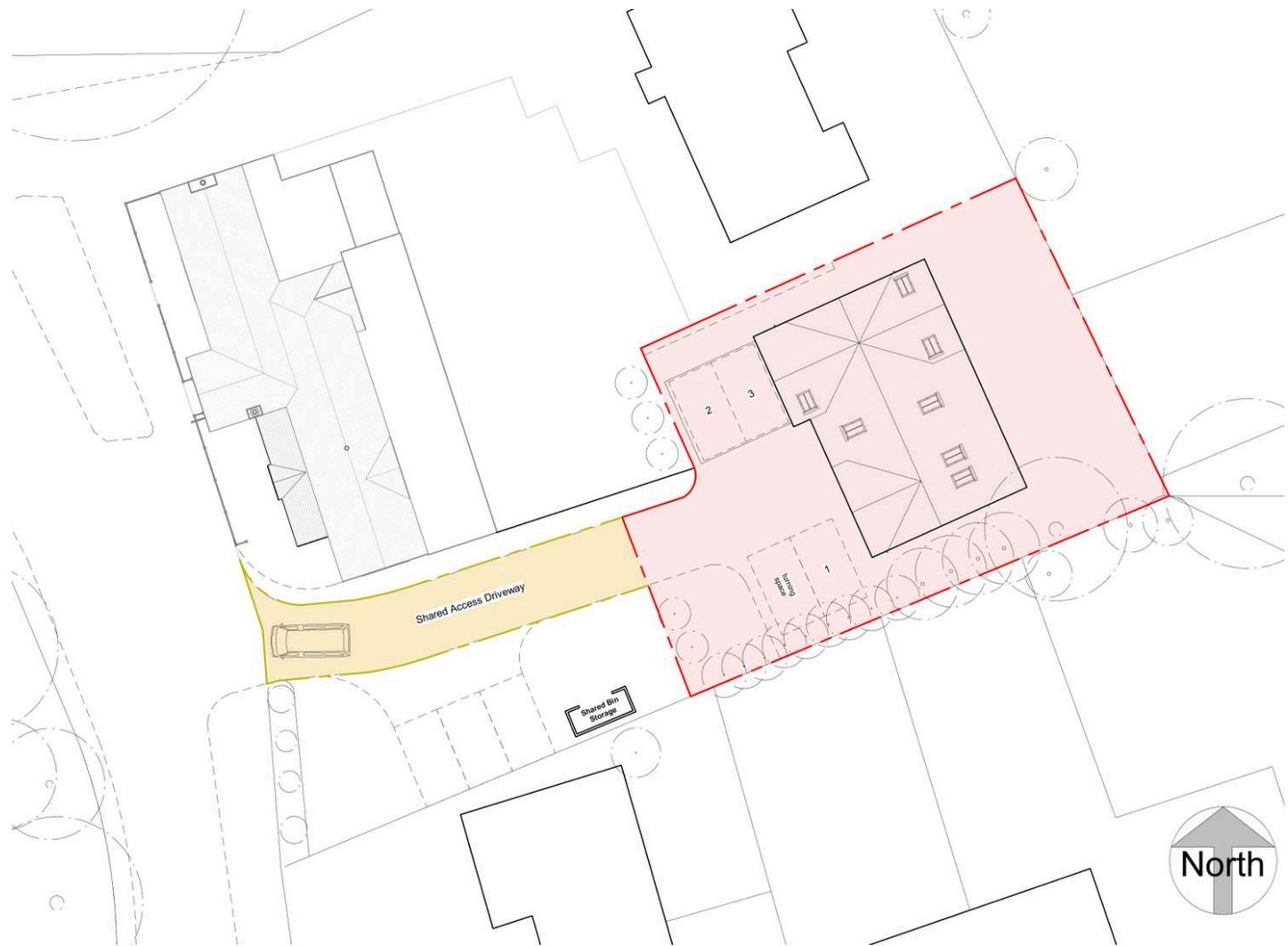
Council Tax band: TBD

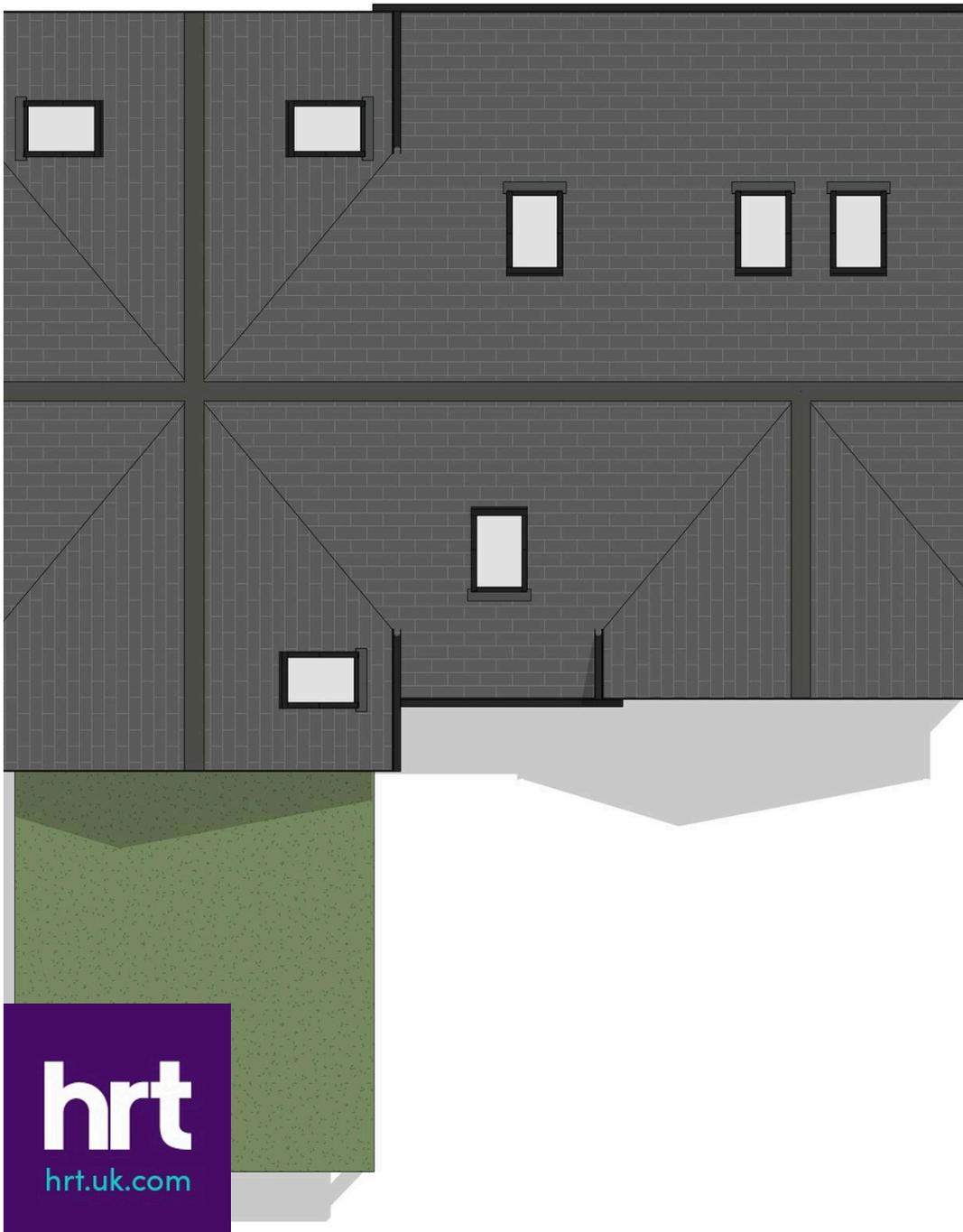
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 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.





## Red Lion Inn

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.

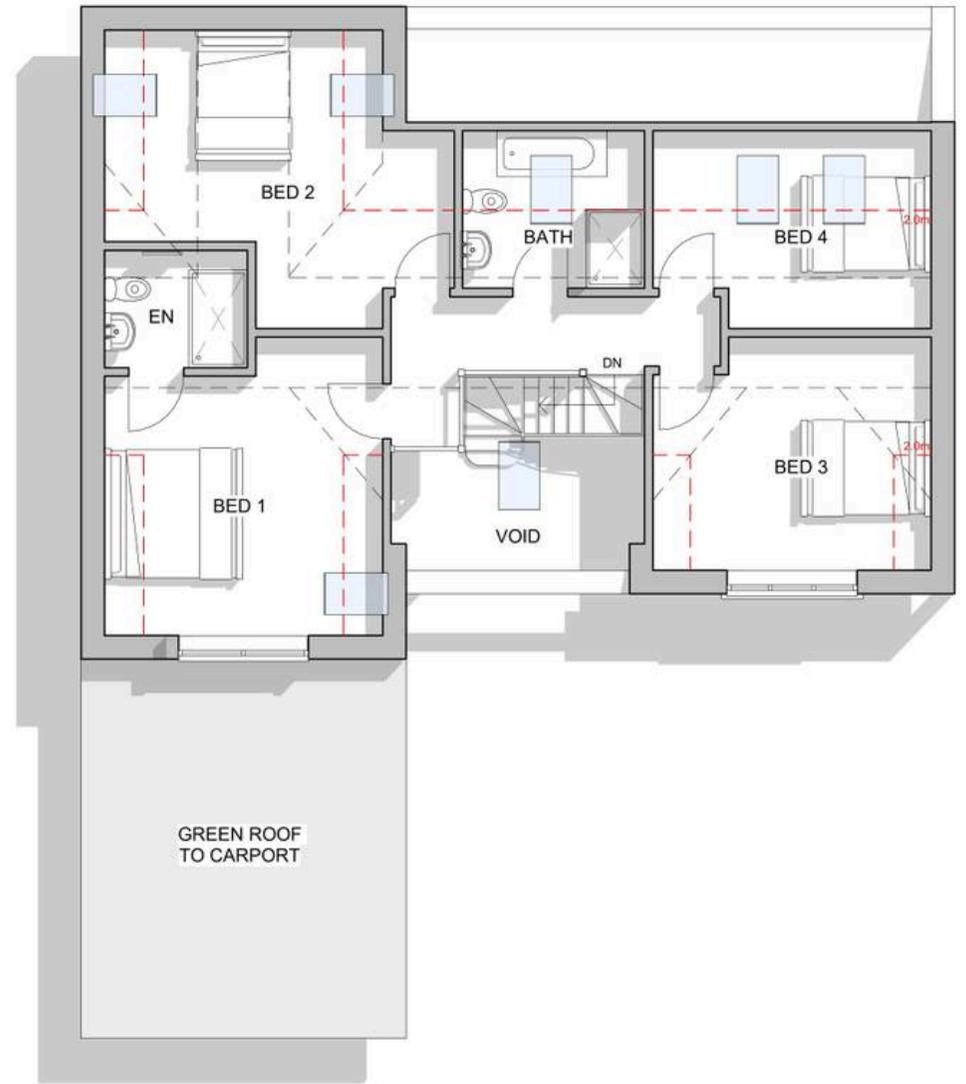
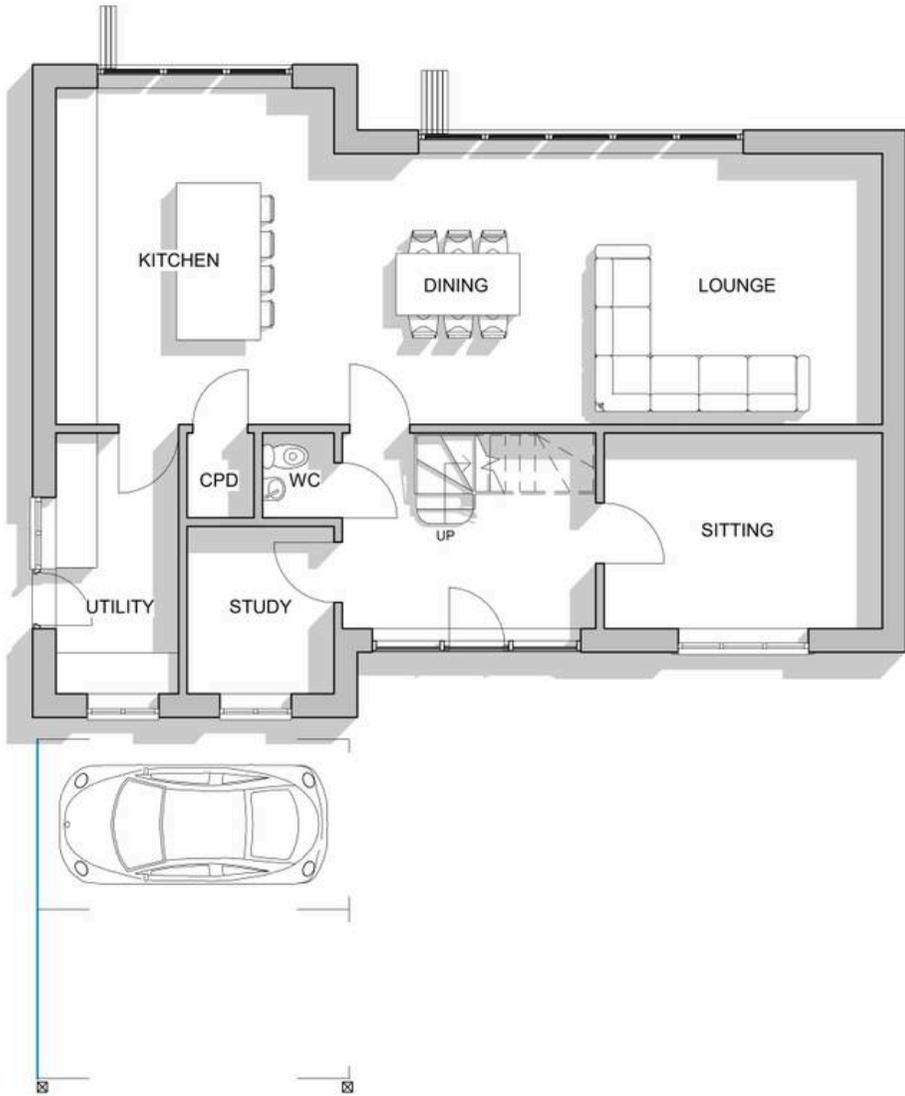
Full planning permission has been granted, application No. 2024/00816/FUL for the construction of a single detached dwelling (combined with change of use for the adjacent Red Lion to an additional single detached dwelling).

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 2000ft<sup>2</sup> 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.





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