



Development

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**rawlins
& madley**

FOR SALE

Mixed Use

Development Opportunity

50 Holton Road Barry, CF63 4HE

hrt.uk.com

Mixed Use Development Land, 50 Holton Road, Barry, CF63 4HE

Planning Application Submitted for 6 No. of Flats and 4 Commercial Units on approx. 0.05 acres (0.02ha)

Guide Price: £189,000



Location
For Sat Nav users: Postcode CF63 4HE

Situation:
Barry is a coastal town in the Vale of Glamorgan. It lies approximately 9 miles to the south-west of Cardiff, 17 miles southeast of Bridgend, and 38 miles southeast of Swansea.

The property is located on Thompson Street, adjacent to Holton Road, which forms the principal retail and commercial thoroughfare within Barry town centre and serves as the primary shopping destination for the local population. The immediate area comprises a mix of national retailers, independent businesses, and a range of service providers.

The Property:

The land extends to approximately 0.05 acres (0.02 hectares) of brownfield land, which is bound by an existing building to the northwest, rear garden/outdoor areas to the northeast, existing building to the southeast and Thompson street to the southwest. The extent of the property is shown edged red on the plan below.



Planning:

A full planning application has been submitted (ref: 2018/00117/FUL) and was validated on 27/09/2023, pending a decision. The planning application is for the construction of a block of four retail units on the ground floor, and six apartments above.

Full details are carried on Vale of Glamorgan's Planning website.

Statutory Services:

Interested parties should satisfy themselves about the availability and capacity, location and suitability of all statutory services to serve the site.

Tenure:

Part of Freehold Title: CYM293729 with vacant possession upon completion.

Anti-Money Laundering (AML) Regulations:

The successful purchaser will be required to provide relevant information to satisfy the Agents AML statutory requirements when Heads of Terms are agreed.

VAT

The Seller has not elected to charge VAT on the proceeds, albeit reserves the right to do so prior to completion.

Method of Sale:

Guide Price of £189,000

The property is offered for sale by private treaty. Offers are invited on an unconditional and conditional basis.

Viewing:

By appointment through the selling agents:

Contact: Edward Williams/William Gamlin
Tel: 02922 671555
Email: edwardwilliams@hrt.uk.com

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Proposed Elevations part of 2018/00117/FUL which is yet to obtain a decision.



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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.