



79, High Street, Cowbridge
Cowbridge

£475,000

Retail premises in central Cowbridge with approved plans for a three-bedroom townhouse over three floors, private courtyard, and attractive new frontage. Planning ref: 2026/00208/FUL.

Council Tax band: TBD

Tenure: Freehold

- Former retail premises with full planning permission for residential conversion
- Approved plans for an attractive three-bedroom townhouse
- Prime central Cowbridge location with level walk to High Street amenities
- Ground floor living accommodation with kitchen opening to courtyard garden
- Three bedrooms arranged over first and second floors
- Planning Ref: 2026/00208/FUL, approved 3rd July 2026 subject to conditions



A unique development opportunity in the heart of Cowbridge town centre, with the benefit of full planning permission for conversion from retail to residential use.

This retail premises occupies a highly convenient central position, offering exceptional level walking access to Cowbridge High Street and its excellent range of shops, cafés, restaurants and local amenities. The property is offered for sale with the benefit of a recently approved planning consent (Ref: 2026/00208/FUL), approved on 3rd July 2026, for conversion into an attractive three-bedroom townhouse.

The approved scheme provides for well-planned accommodation arranged over three floors. To the ground floor, the layout comprises a front sitting room, central living area/TV room, and a spacious kitchen to the rear incorporating bi-folding doors opening onto a private courtyard garden.

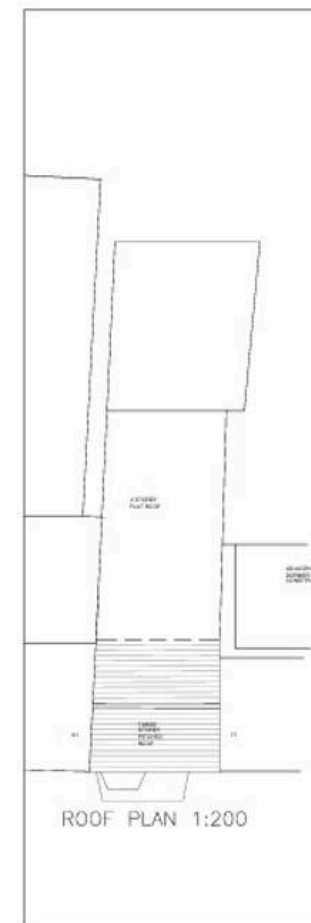
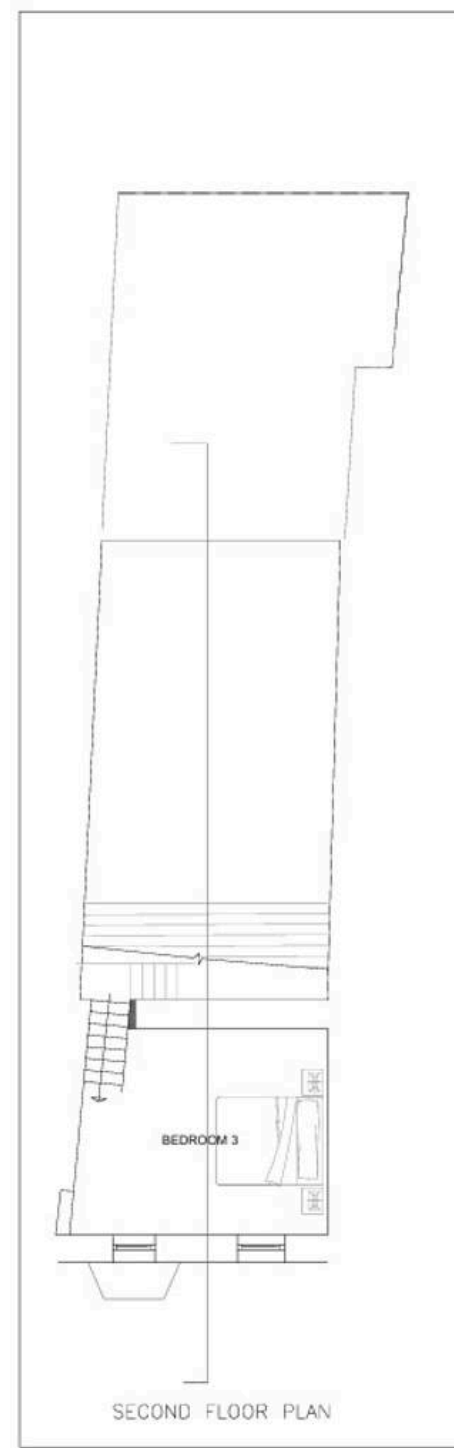
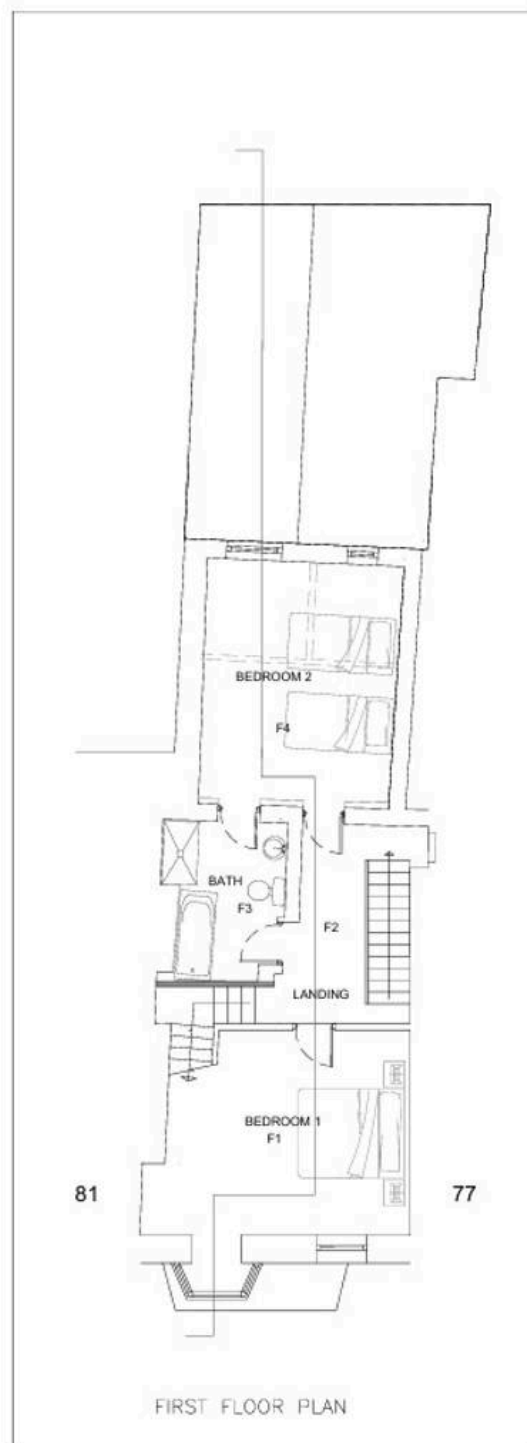
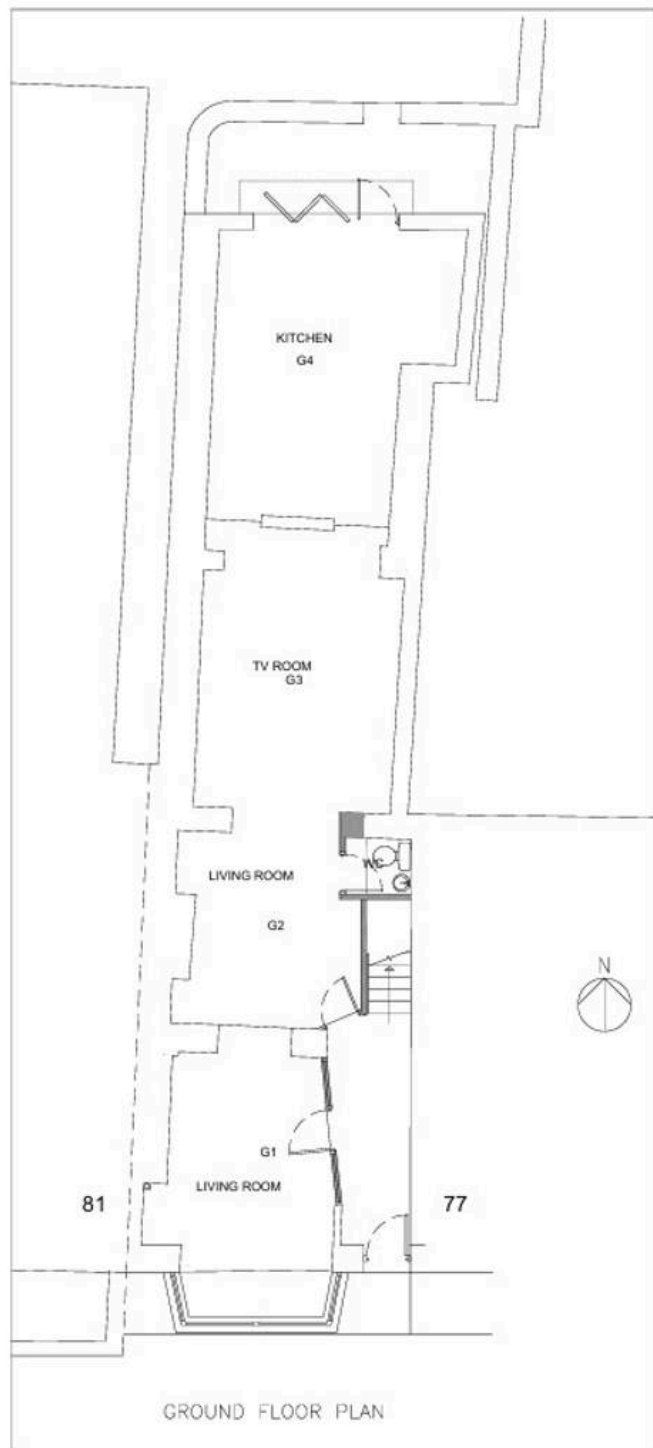
To the first floor, the proposed accommodation includes two generous double bedrooms together with a bathroom and separate shower room. A staircase then rises to the second floor where a further double bedroom is proposed.

Copies of the planning consent and approved drawings are available upon request or can be viewed using planning reference 2026/00208/FUL. The planning permission was granted subject to seven conditions.

Cowbridge is one of the Vale of Glamorgan's most desirable market towns, renowned for its attractive historic High Street, independent shops, cafés, restaurants and excellent local amenities. Conveniently located with easy access to Cardiff, Bridgend and the M4 motorway, the town offers an excellent combination of character, convenience and connectivity.

Land Transaction Tax (LTT) is payable at commercial property rates. At the time of writing, rates are 0% on the first £225,000, 1% on the portion between £225,001 and £250,000, and 5% on the balance above £250,000. Buyers should seek independent tax advice. In addition, the reduced 5% VAT rate applies to qualifying conversions of commercial buildings to residential dwellings, covering both labour and materials.

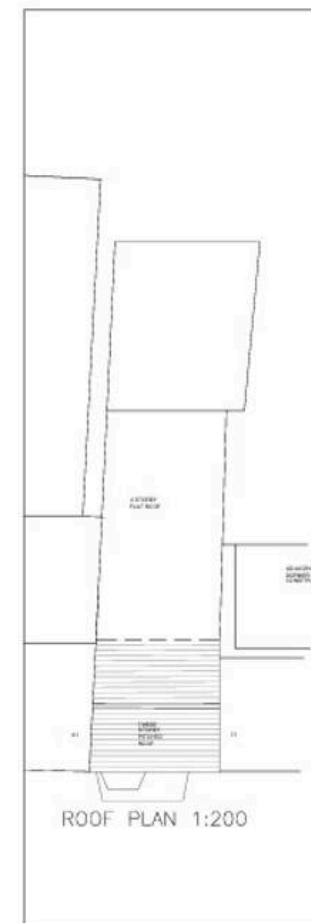
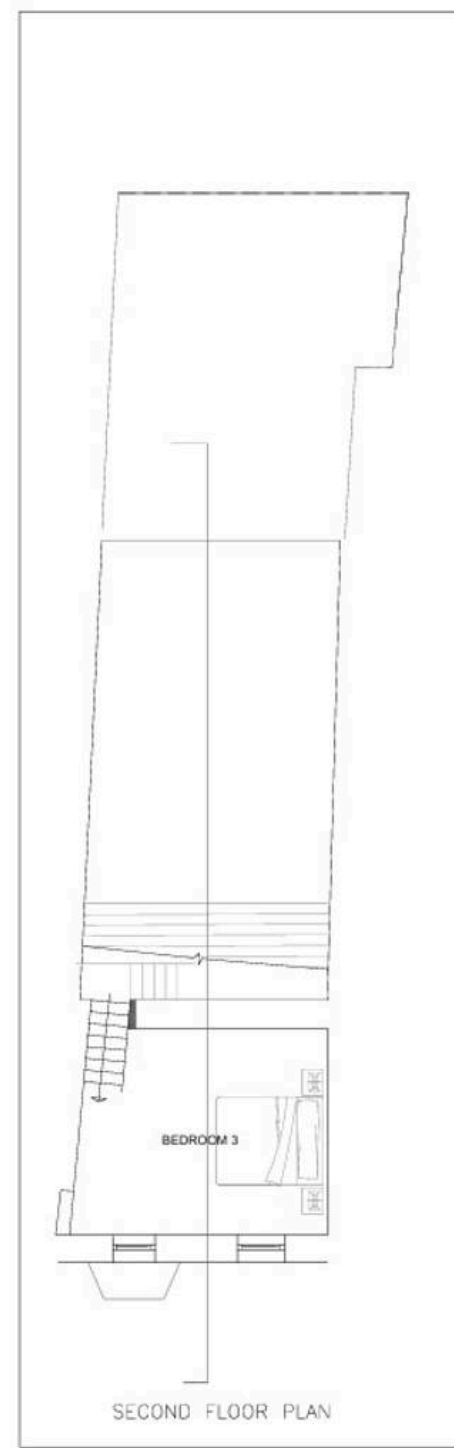
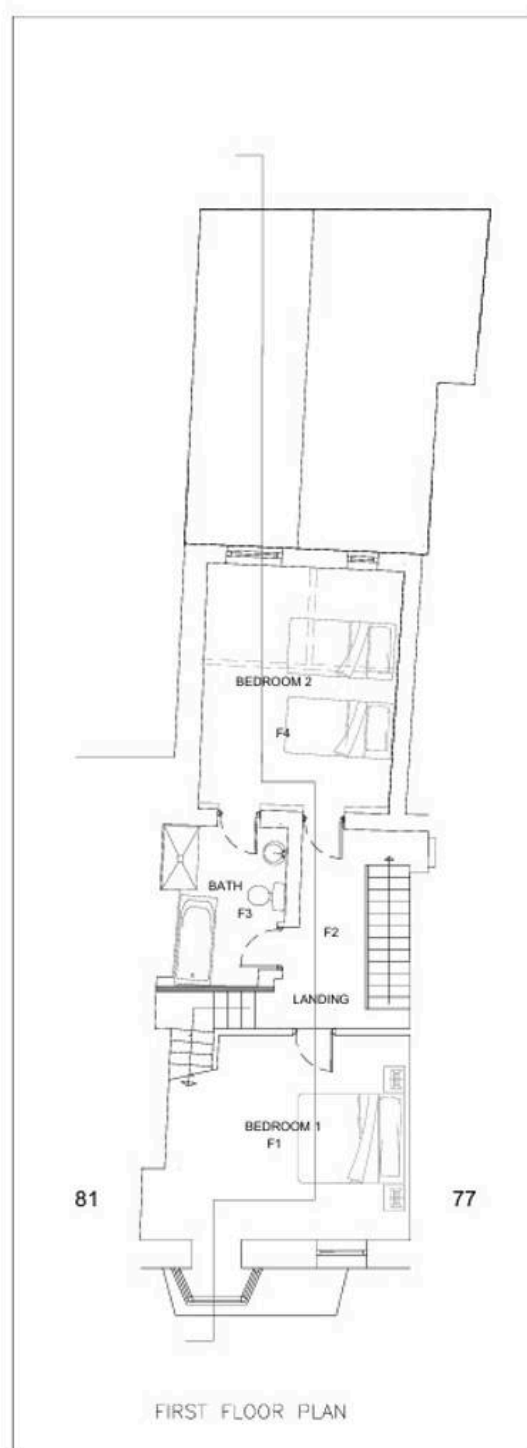
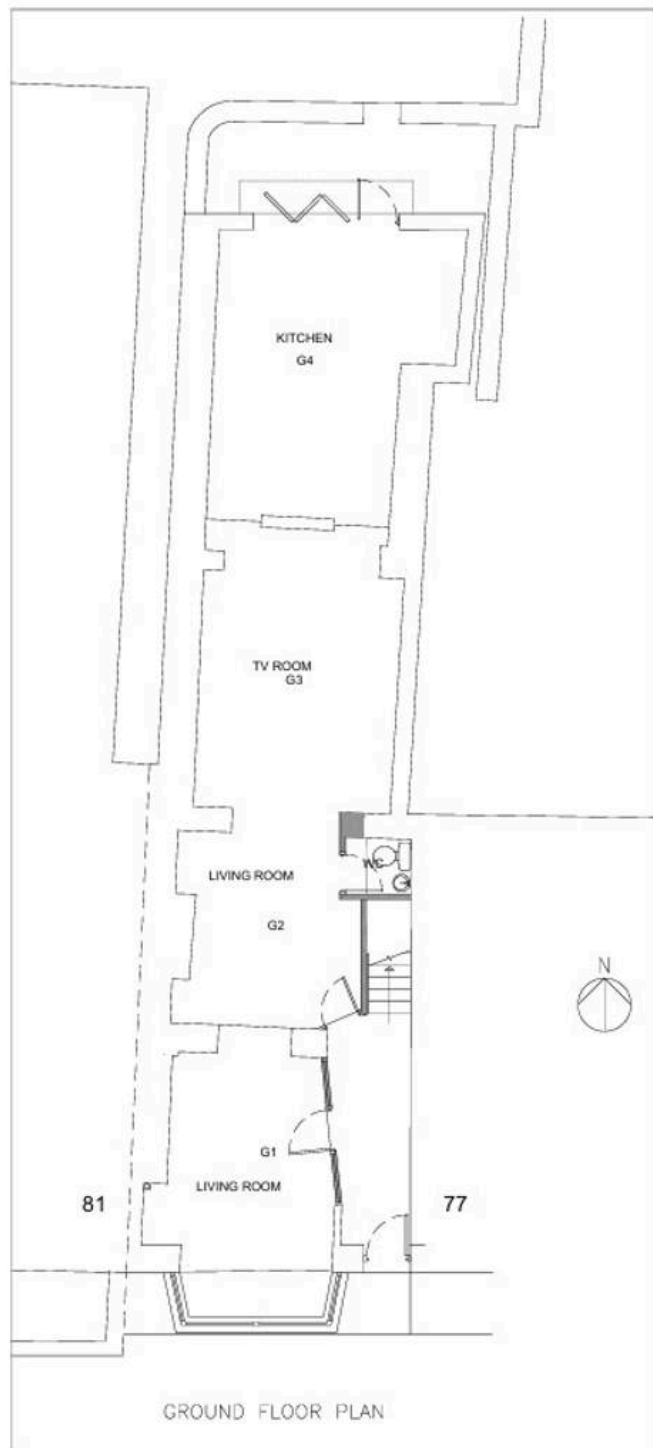
The property being sold belongs to a relative of a Director at Herbert R Thomas.



Project Name and Address
 ALTERATIONS
 79 HIGH ST
 COWBRIDGE
 VALE OF GLAMORGAN
 CF71 7AH

Client BRIDGEVALE PROPERTIES	Draft (PA)1001E
Date MAY 2026	PROPOSED PLANS
Scale 1:100 @ A3	

Architect
 NICK RENWICK CHARTERED ARCHITECT
 6 Old Hall, Cowbridge
 Vale of Glamorgan, CF71 7AH



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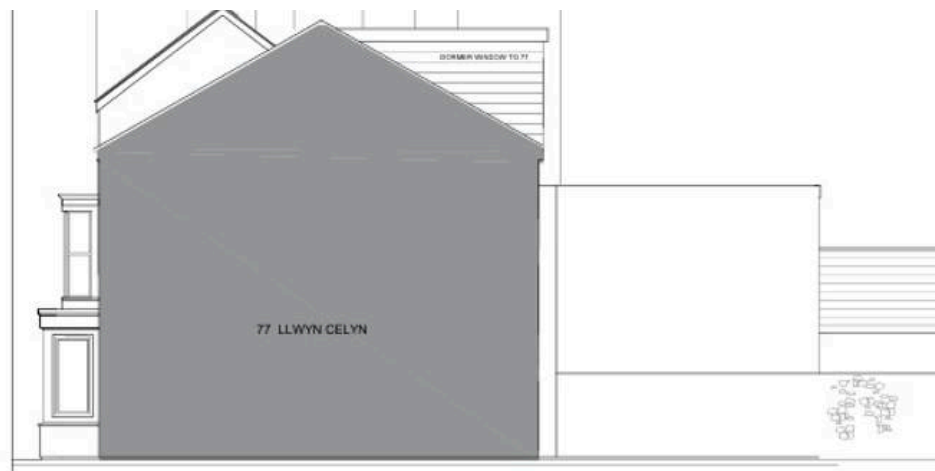
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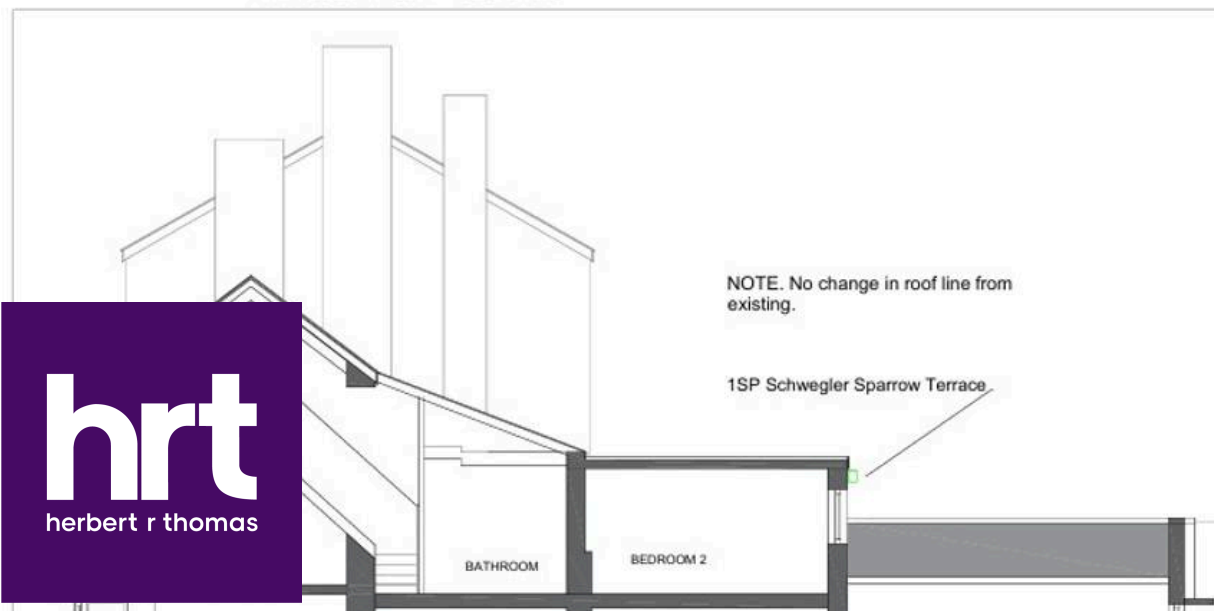
PROPOSED FRONT ELEVATION

All new windows to bay to be in timber & double glazed to detail, sides only to be openable.

Stall riser (plinth) to be in rendered



PROPOSED SIDE (EAST) ELEVATION



NOTE. No change in roof line from existing.

1SP Schwegler Sparrow Terrace

BATHROOM

BEDROOM 2



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ALTERATIONS	
79 HIGH ST	
COWBRIDGE	
VALE OF GLAMORGAN	
CF71 7AF	
Drawn	Sheet
BRIDGEVALE PROPERTIES	(PA)1004G

Herbert R Thomas

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Particulars are for guidance only and do not form part of any contract. Information is believed to be correct at publication but should be independently verified.

Measurements/floorplans are approximate. Services and appliances have not been tested. Images, CGI and enhanced images are for illustrative purposes only. Purchasers must complete identity and anti-money laundering checks. A £65 (inc. VAT) compliance fee per purchase applies. HRT may receive a fee for recommending professional services. You are under no obligation to use any recommended provider. Any referral arrangement will be disclosed. Negotiations must be through HRT. Scan QR code for property listing.