



Danygraig

Graig Penllyn, Cowbridge, CF71 7RT

By Auction £108,000

HARRIS & BIRT



Bidding opens Monday 8th December 2025 at Midday and closes Wednesday 10th December 2025 at Midday. Bids can be submitted via the Auction House Wales website.

<https://wales.auctionhouse.co.uk/lot/details/167075>

Building Plot With Full Planning For An Executive Detached Dwelling With Additional Land To The Side And Rear. An opportunity to purchase a 0.8acre building plot with full planning for a luxury six bedroom/3-bathroom stylish detached property with additional land to the side and rear (please refer to the plan and legal pack), which may offer scope for further development, subject to all usual consents. We understand that the build has commenced, to include groundworks, foundations, block and beam floor and the rear retaining wall is all complete. However, we understand that the current works carried out have been constructed at a higher level than the agreed planning permission permits. Therefore, the build would need to be altered to accommodate this or alternatively, the current works could be removed and re-instated correctly. We are also advised that the section 106 has been paid. Please refer to the local authority planning portal for further information from reference number 2020/01370/FUL.

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- Register on the Auction House website to download the legal pack.
<https://wales.auctionhouse.co.uk/lot/details/167075>
- Building Plot For Sale by Unconditional Online Auction.

Auction

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Location

Graig Penllyn is one of the most popular villages in the Vale with a good mixture of individual properties grouped around local facilities including the Barley Mow, playing field, tennis courts, playground etc. Although the location is pleasantly rural it is no more than a few minutes drive into the market town of Cowbridge with more extensive facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, sporting and recreational facilities including leisure centre, cricket club, squash club, tennis club etc. Although situated very much in the heart of the rural Vale of Glamorgan, Graig Penllyn is well placed for commuting to major centres including the capital city of Cardiff, Newport, Swansea, Bridgend etc.

Tenure

Freehold

Important Notice to Prospective Buyers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Buyers Premium

£600 inc VAT payable on exchange of contracts.

Administration Charge

1.2% inc. VAT of the purchase price, subject to a minimum of £1,200 inc. VAT, payable on exchange of contracts.

Viewings

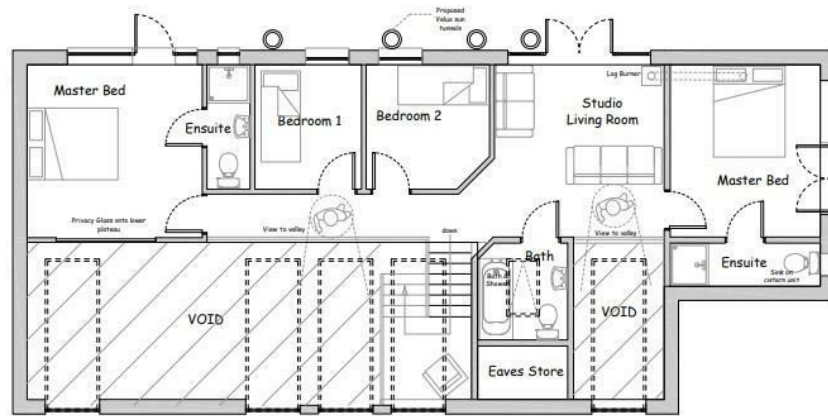
Viewings via ourselves at Harris & Birt, please contact us to view.



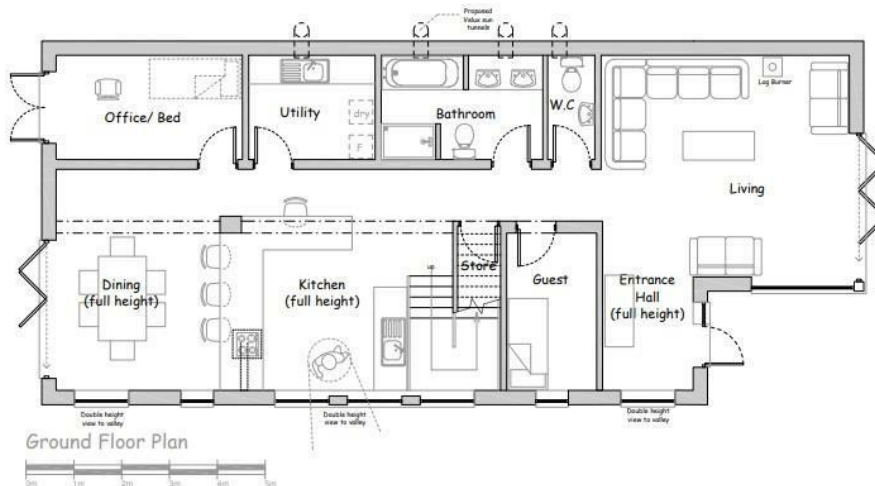




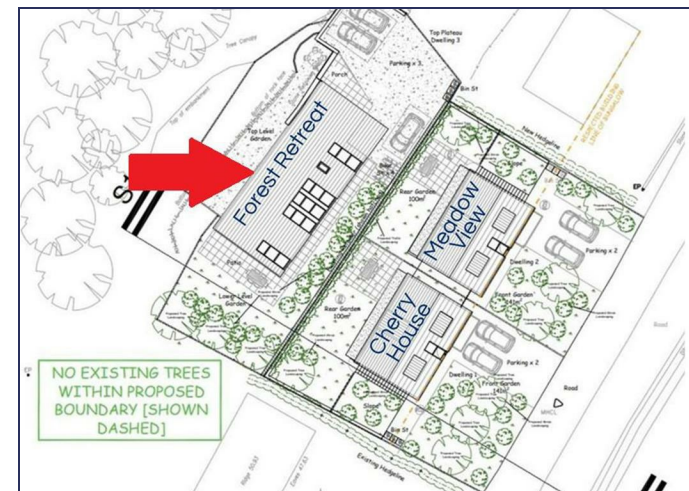




First Floor Plan



Ground Floor Plan



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

