



Proposed Housing at Hendrewen Road Brynna Road

Brynna, Pontyclun CF72 9QE

Price £400,000

HARRIS & BIRT

Opportunity to purchase this development site with outline planning permission for four, four bedroom, detached properties, situated off their own private cul de sac. Situated in the popular village of Brynna within close proximity of Pencoed and Llantrisant. The properties to be built are circa 1,800 sq/ft.

Location

The development plot is situated along Brynna Road, the main thoroughfare between Llanharan and Brynna. The plot is ideally located just a short distance (2.8 miles) north of Junction 35 of the M4 motorway, providing easy access to major centres including Bridgend, Cardiff and Swansea.

Description

Outline planning permission has been granted to build four detached plots situated in the heart of Brynna offering excellent scenic views to the rear. The proposed permission offers planning for four dwellings circa 1800 sq/ft. The properties will be situated off of a private road.

Planning Permission

Particulars of Application Number 20/1393/13.

Wayleaves & Easements

The property is sold with and subject to all rights of ways and access wayleaves, water, support, light, drainage and other easements. There will be an expectation for the purchaser to build the roadway in via a new access road.

Covenants

Quasi easements, restriction orders as they may exist whether mentioned in these sales particulars or otherwise. We also note that there are no footpaths through the development site.

Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on land registry plans. Any plans within these particulars are published for administrative purposes only, the accuracy of such plans are not guaranteed.

Local Authority

Rhondda Cynon Taf County Borough Council.

Health & Safety

Due to the nature of the site, neither the seller nor agent are responsible for the safety of those viewing. Those viewing the development do so at their own risk.

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

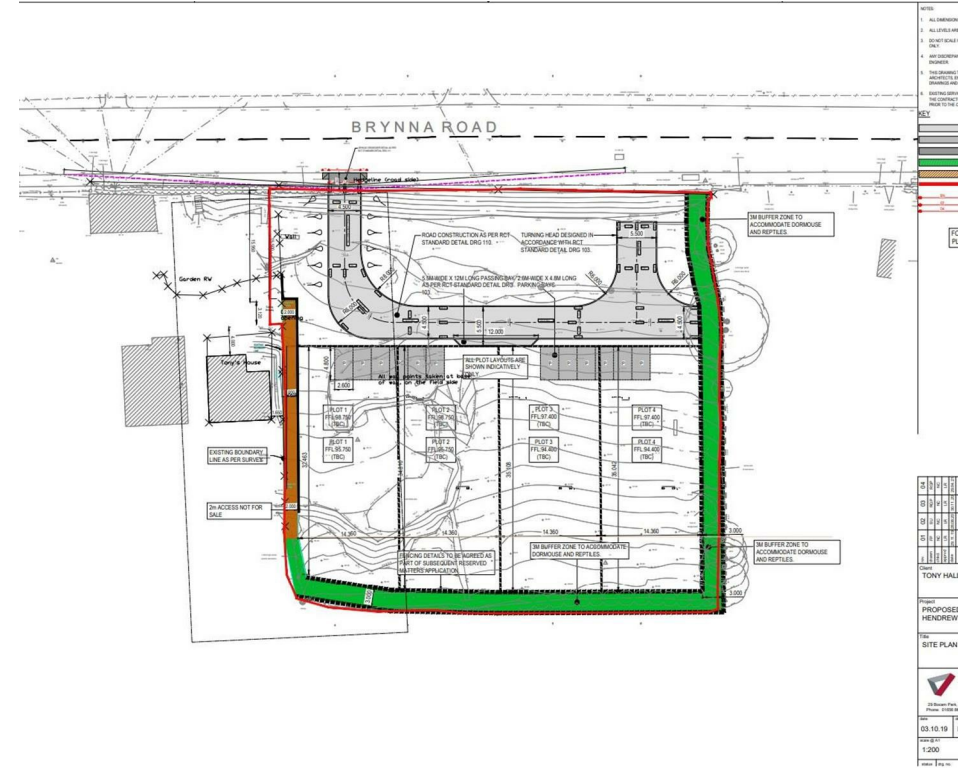
Viewings

Viewings are strictly by appointment only, please contact the sole selling agents Harris & Birt on 01446 771777 or cowbridge@harrisbirt.co.uk .

Directions

Travel along the A473 from Talbot Green, heading towards Llanharan. As you pass Llanharan Pharmacy, turn right onto Hillside Avenue and continue along this road eventually entering Brynna Road. The Llanharan Cemetery will be located on your right hand side, the development side is located directly opposite with our Harris & Birt for sale board.





HARRIS & BIRT

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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | | | |
| (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 | | |

