H1 - Building Plot, Llanquian Road

Aberthin, Cowbridge CF71 7HE

Price £365,000

HARRIS & BIRT

Attractive Single Building Plot for Bespoke Self Build Property of c. 2,500 sq/ft

Unique opportunity to purchase this bespoke building plot for a detached dwelling set in 0.12 acres within a semi rural vicinity on the outskirts of Aberthin. The planning permission grants a property circa 2,500 sq/ft and is set across three floor, entered via the ground floor offering entrance hall, study/office, TV room, utility, WC, pantry and open plan kitchen/living/dining room. Stairs lead down to a basement comprising store room and games room/gym and up from the first floor to four good sized bedrooms, two en suite and a master dressing room, as well as a family bathroom to facilitate bedrooms 3 and 4. Bi folding doors open out from kitchen/living dining room and games room to attractive gardens.

Description
Planning granted to two exclusive detached properties set across three floors with sizeable rear gardens. Situated on an attractive and peaceful lane within Aberthin, within close proximity of Cowbridge.

Location
The Village of Aberthin includes a combination of stone-built Cottages and houses together with more modern properties and is surrounded by farmland and the adjoining Stalling Down Common which allows pleasant walks. The Village also includes two public houses and a Village Hall. The nearby Market Town of Cowbridge has a range of shops and amenity There are well regarded local Primary and Secondary Schools in addition to a public Library, Health Centre and 'Old Hall' Community Centre. Recreation facilities include a Leisure Centre and various sporting clubs, which offer tennis, squash, cricket, rugby, football and bowls.

Cowbridge lies some 13 miles west of Cardiff which has the usual amenities of a Capital City including a main-line rail connection to London in around two hours. The area is serviced by the A48 which by-passes the Town along the route from Cardiff to Bridgend and Swansea. The M4 Motorway lies some 7 miles to the north of the Town with Junctions 33, 34 and 35 servicing "The Vale". The Heritage Coast, with its cliff top walks and mixture of sandy and stony beaches, lies to the south and west.

Services
The plots are fully serviced with links to mains drainage, water, electricity and gas to each plot to the roadway outside.

Tenure
The property is to be sold on a Freehold Basis.

Planning Permission
Planning Consent was first passed on 21st October 2020 - Planning Reference Number: 2018/01083//FUL. A further Consent being approved on 3rd November 2021 - Planning Reference Number: 2021/01104/FUL.

Basis of Sale
The property is offered for sale by private treaty with offers invited by interested parties.

Land Registry Title
The land is registered under Title Number: CYM881296

S.106 Payment
The vendor has agreed a payment for H1 of £27,770.40. This will be due payable by purchaser.

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 illustrative purposes. The accuracy of such plans are not guaranteed.

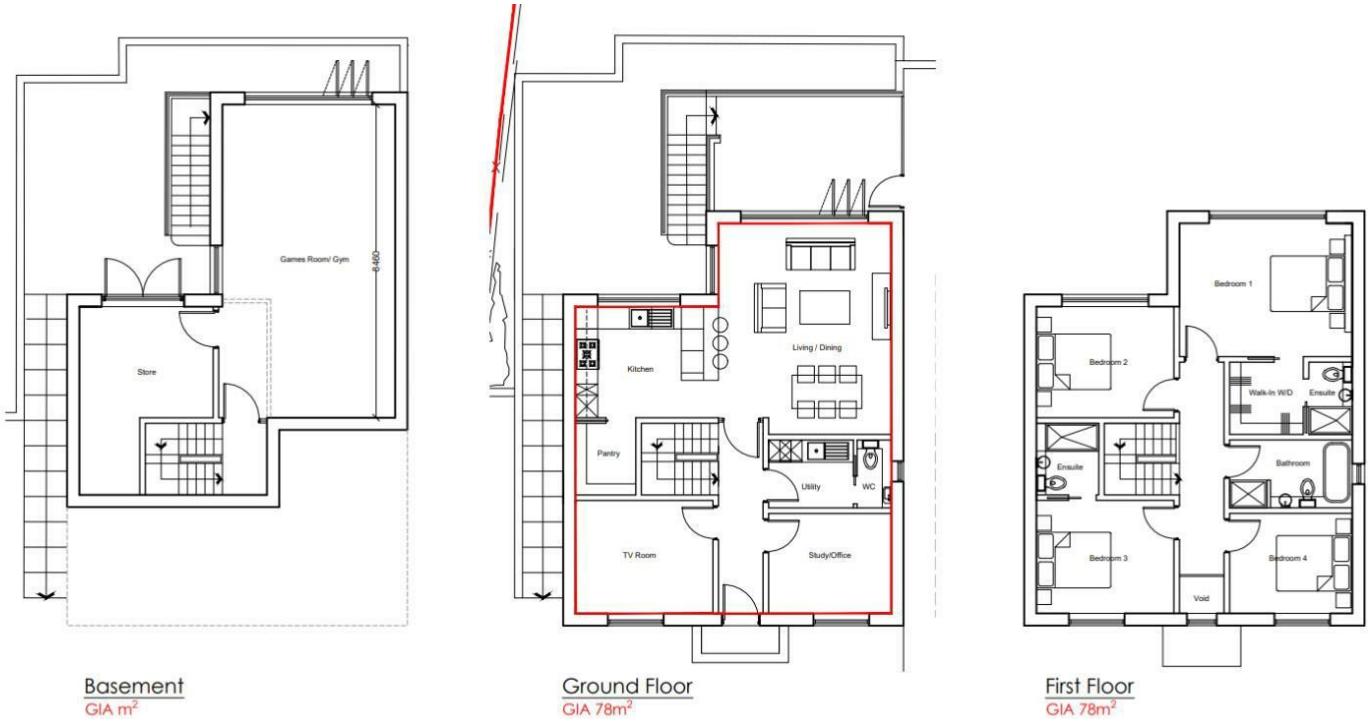
VAT
The Seller has not elected to charge VAT on the proceeds but reserves the right to do so.

Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Local Authority
Vale of Glamorgan County Council

Viewings
Interested parties are to be accompanied by sole selling agents and viewing the plot by appointment only. Please contact the office for further information.

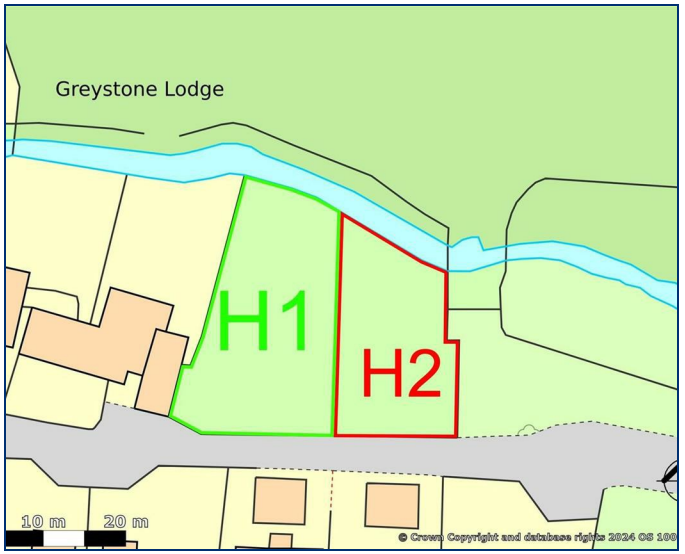
Anti-Money Laundering
The successful purchaser will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.



Basement
GIA m²

Ground Floor
GIA 78m²

First Floor
GIA 78m²



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