

For Sale

Upon instructions of a private client

**LANDWOOD
GROUP**



Land lying to the north of St Oswald's Road, **Barry**

Development Opportunity

- 0.82 acre site
- Benefits from planning consent for 50 bedroom nursing home
- Located in close proximity to Barry town centre
- Close to both Cardiff Airport and the M4 motorway

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Location

The site is located around 0.5 miles to the north east of Barry, approximately 9 miles to the south west of Cardiff. Barry is primarily a seaside resort, with a town centre, beaches and Barry Island Pleasure Park.

The address noted on the title is St Oswald's Road, but the location of the site is just off Coldbrook Road East, at its junction with Church Road. St Oswald's Road is to the northern boundary of the site.

The A4232 is located in close proximity which connects Cardiff with the M4 motorway, subsequently providing access to Bristol and London. Cardiff Airport is located circa 5 miles from the site.



Description

The site comprises a parcel of land extending to approximately 0.82 acres, with main road frontage and prominence.

The site is broadly rectangular, narrowing to the western boundary and rising to a raised, step cliff edge to the southern boundary.

The main section of the site has been cleared and flattened, with exposed rock face to the rear and sloped areas to the eastern part of the site.

Planning

The site currently has planning consent for the erection of a 50-bedroom nursing home with 21 car parking spaces which was approved in June 2011.

Planning Ref: 2011/00555/FUL – Vale of Glamorgan Council.

The site has undergone some clearance, ground works and subsequent construction of concrete slab foundations.

We recommend that buyers undertake their own enquiries with Vale of Glamorgan Council.

There is also potential for an alternative scheme, subject to obtaining the necessary planning consent.

Tenure Information

The land is held under two adjoining freehold titles CYM478649 and CYM464084.

Tenancies

Available with vacant possession.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers are invited in the region of £425,000.

Viewings

Strictly by appointment.

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