

For Sale

Upon the instructions of The Administrators

**LANDWOOD
GROUP**



Land At Waterton Lane Waterton, Bridgend **CF31 3YW**

Development Site

- 1.5 acre freehold site
- Well located within Bridgend
- Available with vacant possession
- Planning permission under reference number P/14/185/FUL

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Date of particulars: February 2021

Location

The site is conveniently located on the eastern fringe of Waterton Village. It is located just off Waterton Lane immediately behind the Waterton Retail Park off the A473.

Access to the M4 Motorway network at Junction 35 is located approximately 2 miles to the east.



Description

The site forms part of a larger 3.6 acre site that has planning permission to develop 39 dwellings.

The subject site is phase 2, which is the rear parcel of land extending to 1.5 acres.

The land is positioned between the River Ewnney and Waterton Lane and is relatively regular in shape and level.

Planning

The expired planning application reference is P/14/185/FUL.

We would recommend that interested parties carry out their own planning due diligence with planning documents accessible via Bridgend County Borough Council's Planning Portal.

Tenure Information

The premises are held under freehold title CYM239758.

Tenancies

The property is being sold with full vacant possession.

VAT

We are advised that there is no VAT payable on the purchase price.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers invited.

Viewings

Strictly by appointment.

Amended Plan

House Types:

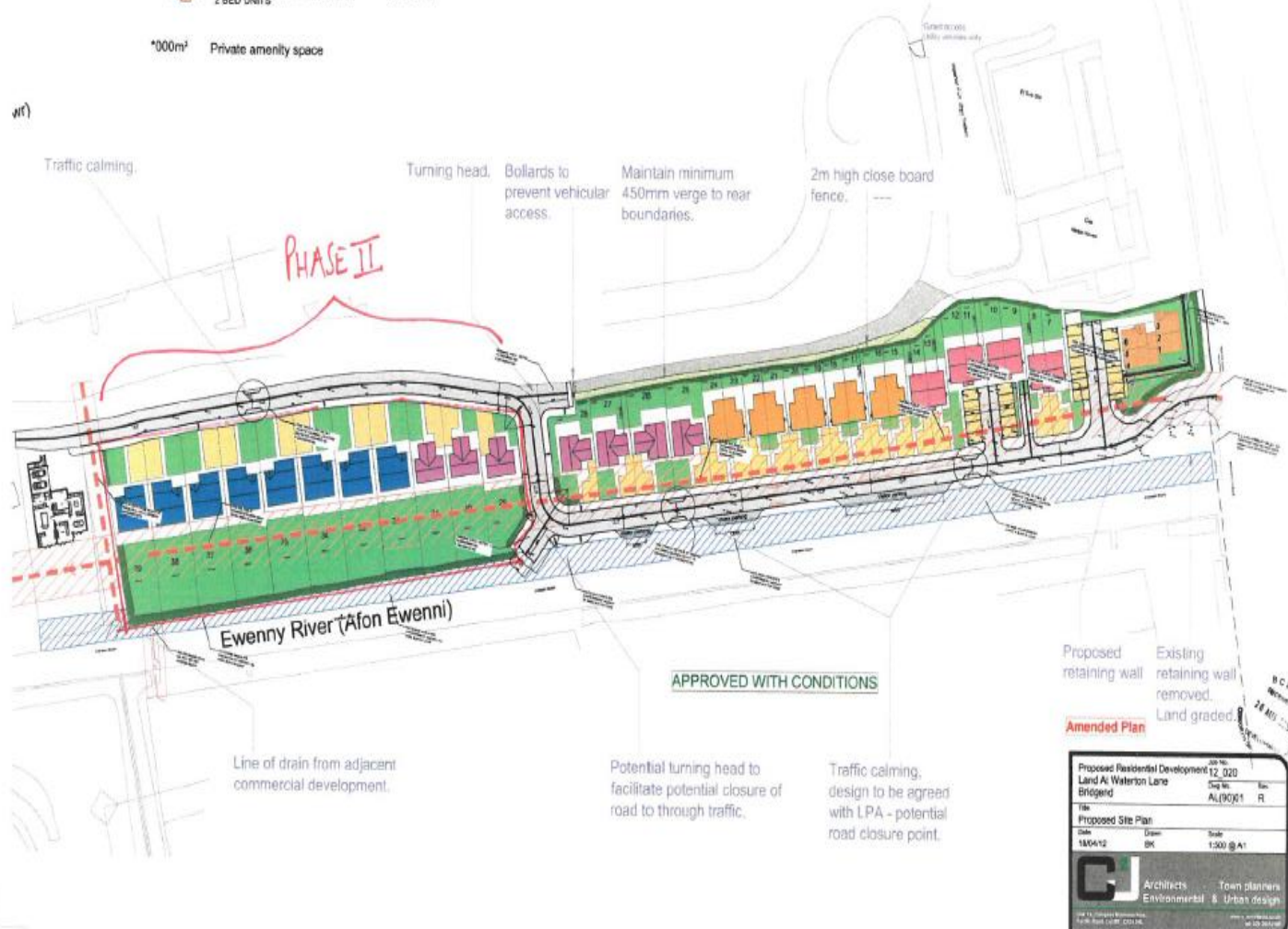
Type	Area (Gross)	Dimensions (External)
7 A-4 Bed	116.5m ² / 1254sqft	9347 x 8477mm
8 D-3 Bed	73m ² / 786sqft	8200 x 5227mm
9 F-4 Bed	179m ² / 1925sqft	9347 x 8477mm
10 G-3 Bed	93.5m ² / 1008sqft	9930 x 5227mm
6 APARTMENTS 2 BED UNITS	(per unit internal)	(per block)

*000m² Private amenity space



EXISTING BUILDING SURVEY (OFF DRAWING)

Code	Notes	Location
010001	1st floor	1st floor
010002	2nd floor	2nd floor
010003	3rd floor	3rd floor
010004	4th floor	4th floor
010005	5th floor	5th floor
010006	6th floor	6th floor
010007	7th floor	7th floor
010008	8th floor	8th floor
010009	9th floor	9th floor
010010	10th floor	10th floor
010011	11th floor	11th floor
010012	12th floor	12th floor
010013	13th floor	13th floor
010014	14th floor	14th floor
010015	15th floor	15th floor
010016	16th floor	16th floor
010017	17th floor	17th floor
010018	18th floor	18th floor
010019	19th floor	19th floor
010020	20th floor	20th floor
010021	21st floor	21st floor
010022	22nd floor	22nd floor
010023	23rd floor	23rd floor
010024	24th floor	24th floor
010025	25th floor	25th floor
010026	26th floor	26th floor
010027	27th floor	27th floor
010028	28th floor	28th floor
010029	29th floor	29th floor
010030	30th floor	30th floor
010031	31st floor	31st floor
010032	32nd floor	32nd floor
010033	33rd floor	33rd floor
010034	34th floor	34th floor
010035	35th floor	35th floor
010036	36th floor	36th floor
010037	37th floor	37th floor
010038	38th floor	38th floor
010039	39th floor	39th floor
010040	40th floor	40th floor
010041	41st floor	41st floor
010042	42nd floor	42nd floor
010043	43rd floor	43rd floor
010044	44th floor	44th floor
010045	45th floor	45th floor
010046	46th floor	46th floor
010047	47th floor	47th floor
010048	48th floor	48th floor
010049	49th floor	49th floor
010050	50th floor	50th floor
010051	51st floor	51st floor
010052	52nd floor	52nd floor
010053	53rd floor	53rd floor
010054	54th floor	54th floor
010055	55th floor	55th floor
010056	56th floor	56th floor
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010058	58th floor	58th floor
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010061	61st floor	61st floor
010062	62nd floor	62nd floor
010063	63rd floor	63rd floor
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010065	65th floor	65th floor
010066	66th floor	66th floor
010067	67th floor	67th floor
010068	68th floor	68th floor
010069	69th floor	69th floor
010070	70th floor	70th floor
010071	71st floor	71st floor
010072	72nd floor	72nd floor
010073	73rd floor	73rd floor
010074	74th floor	74th floor
010075	75th floor	75th floor
010076	76th floor	76th floor
010077	77th floor	77th floor
010078	78th floor	78th floor
010079	79th floor	79th floor
010080	80th floor	80th floor
010081	81st floor	81st floor
010082	82nd floor	82nd floor
010083	83rd floor	83rd floor
010084	84th floor	84th floor
010085	85th floor	85th floor
010086	86th floor	86th floor
010087	87th floor	87th floor
010088	88th floor	88th floor
010089	89th floor	89th floor
010090	90th floor	90th floor
010091	91st floor	91st floor
010092	92nd floor	92nd floor
010093	93rd floor	93rd floor
010094	94th floor	94th floor
010095	95th floor	95th floor
010096	96th floor	96th floor
010097	97th floor	97th floor
010098	98th floor	98th floor
010099	99th floor	99th floor
010100	100th floor	100th floor



Proposed Residential Development 12, 020
Land At Waterton Lane
Bridgend
AL(9001) R

Title:
Proposed Site Plan

Date: 18/04/12
Scale: 1:500 @ A1

Architects: Town planners
Environmental & Urban design

Landwood Group Ltd
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