

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
- Expired planning permission under reference number P/14/185/FUL

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Date of particulars: August 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 land is circa 1.5 acres and is positioned between the River Ewnney and Waterton Lane. Generally, the site is relatively level and is rectangular in shape.

The surrounding area is mixed use with older dwellings in the vicinity, in addition to a small development of recently built dwellings. There are also local amenities in close proximity.

The site previously had planning permission to construct 13 detached dwellings although this consent has now lapsed.

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.



