

Pantygroes Bungalow,

LOT 1

St Brides Major, Vale of Glamorgan



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LOCATION

Pantygroes Bungalow stands in a delightful woodland plot surrounded by Pantygroes Wood and the scenic countryside of the western part of the Vale of Glamorgan and only a couple of miles from the beautiful Heritage Coast at Dunraven Bay, Southerndown with access to beaches and coastal walks.

A village shop is available in the village of St Brides Major whilst the nearby towns of Bridgend, Cowbridge and Llantwit Major have an extensive range of business and leisure facilities.

To find Pantygroes Bungalow leave Bridgend on the B4265 and travel for about 2½ miles into the village of St. Brides Major. Travel through and out of the village for a further ½ mile to find the property secluded in Pantygroes Wood on the right hand side of the road. When visiting the property it is recommended that cars are parked in the splay of the woodland entrance a short distance further down the road.

DESCRIPTION

Pantygroes Bungalow is in need of complete refurbishment and has planning permission for construction of a new extension to provide overall accommodation comprising of 3 bedrooms, bathroom, kitchen, living room, entrance hall and front porch. The property for sale is coloured in red and yellow on the plan.

PLANNING PERMISSION

Planning Permission was granted by The Vale of Glamorgan Council on 5th July 2006 (Application No. 2005/00370/FUL). A copy of the Planning Permission and approved plans are available from Cooke & Arkwright. The area subject to the planning permission is coloured in red on the plan.

SERVICES

New service connections will be needed. Mains water and mains electricity are available nearby. The Seller will grant the necessary easement/wayleave rights over the adjacent land.

TENURE

Freehold with vacant possession.

There will be a covenant requiring that the hatched area with the red land is keep clear as part of the visibility splay for highway safety reasons.

ACCESS

Access is currently via the farm lane coloured in blue on the plan. The Buyer will have the option to construct a new access along the route in green onto the private road within the wood. Please see the Legal Pack for details. Prospective Buyers should make and rely upon their own planning and other enquiries.

LOCAL AUTHORITY

The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU. Tel: 01446 700111.

VIEWING

Please contact Cooke & Arkwright for the viewing arrangements.

LEGAL PACK

The Special Conditions that apply to this Lot are set out in the Legal Pack which is available at a charge of £20 from either Cooke & Arkwright or the Sellers Solicitor: David & Snape, 4 Lias Road, Porthcawl, CF36 3AH. Tel: 01656 785038. (FAO: Jonathan Chubb). Please check on the day of the Auction for any variation in the Special Conditions or Particulars of Sale.

COOKE & ARKWRIGHT

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