



**FOR SALE BY PRIVATE TREATY**  
**The Site of the Former British Legion Club, Cowbridge, Vale of Glamorgan with Planning Permission for the Construction of 8 No 3 Bedroom Terraced Town Houses with associated Car Parking and Amenity Spaces**



**Guide Price £800,000**

## SITUATION

The property is centrally situated in Cowbridge Town Centre adjacent to the Town Hall Car Park and in close proximity to Cowbridge Town Centre.

## DESCRIPTION

The property comprises a level almost rectangular site of approximately 1107.62m<sup>2</sup> (0.273acres) as shown edged with red on the attached plan.

It is centrally situated in Cowbridge town centre with easy access to the High Street.

## PLANNING PERMISSION

The property benefits from planning permission number 2008/01383/FUL for the "Demolition of Former Clubhouse building and replacement with residential development of 8 No 3 bedroom terraced town houses with associated parking and amenity space and the site of the former British Legion Club, Cowbridge. Copies of the planning permission and plans are available from the selling agents.

## ACCESS

The land is accessed directly off the public highway adjoining the Town Hall car park.

## TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession upon completion.

## PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents cannot be guaranteed.

## WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

## SERVICES

It is believed that mains services are situated on or in close proximity to the property although all interested parties should satisfy themselves regarding the availability of services.

## VIEWING ARRANGEMENTS

The land may be viewed at any time subject to the receipt of these sales particulars.

## DIRECTIONS

The property is situated to the rear of the Town Hall in Cowbridge Town Centre adjacent to the town hall car park.

## FURTHER DETAILS

Contact Robin Jones of Watts & Morgan LLP on (01446) 774152/ [rural@wattsandmorgan.co.uk](mailto:rural@wattsandmorgan.co.uk) or Richard Morgan (01446) 773500.

