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81 High Street, Cowbridge, Vale Of Glamorgan.

Guide Price £400,000 - £500,000 - Freehold



A rare opportunity to acquire a Grade II Listed, former Georgian Town House situated in the town's High Street. Although used for many years as an office and premises, there is potential to reinstate to residential use - subject to gaining consent. Accommodation arranged over 3 floors having a gross internal area in the region of 220 sq.metres / 2365 sq.ft. Several features retained of architectural interest. Rear car park / potential garden and useful storage building.

**To be offered For Sale by Public Auction
at Bridgend Rugby Club, Tondu Road, Bridgend
on Wednesday 2nd November 2005 at 7.00pm
(unless sold in the meantime by private treaty).**

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SOLICITORS

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AUCTIONEERS

Mr Gareth Davies, Watts and Morgan LLP
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SITUATION AND BRIEF DESCRIPTION

The proposed sale of this property provides potential purchasers with a rare opportunity to acquire a Grade II Listed, former Georgian Town House situated in the High Street of the historic town of Cowbridge.

Although used for many years as an auctioneers / estate agents office and premises, there is potential to reinstate to residential use - subject to gaining consent. The building has accommodation arranged over 3 floors and has a gross internal area in the region of 220 sq. metres / 2365 sq. ft. Briefly, the accommodation includes :-

Ground Floor : 3 rooms (formerly 4 rooms and could be reinstated). A separate WC accessed from the half-landing.
First Floor : 5 rooms plus a separate WC.
Second Floor : 5 rooms.
Externally : Lean-to, stone-built storage building. Parking / Turning area to the rear (potential garden).

The front elevation of the building has a south-westerly orientation and internally, several features of architectural interest have been retained. The property is in need of some repair and refurbishment but allows purchasers the opportunity to improve a building to their own taste – subject of course to obtaining the necessary planning and building regulation approval.

EXISTING USE AND PLANNING MATTERS

The property is Grade II Listed and is situated within the Cowbridge Conservation Area. There is an existing use, for planning purposes, for Class A2 uses. The property also has potential for conversion into residential use. In this regard we have included within these sales particulars a copy of a letter dated 11th July 2005, received from The Vale of Glamorgan Council's Planning and Transportation Department.

The Vale of Glamorgan Council Planning Department is located at Dock Offices, Barry Docks, Barry, CF63 4RT. Telephone 01446 704600.

HISTORICAL NOTES

The property is referred to in The Cowbridge Record Society's Book "Cowbridge Buildings and People" where it states that in "1761 this Grade II listed house was owned by David and Ann Jones." Since around 1925 part of the property, and later the whole, was occupied as offices for David & Watts, auctioneers, which later became John David Watts and Morgan.

The property was listed as Grade II on 3rd February 1981, an extract from the entry being set out below :-

EXTERIOR

Three storeys. Three bay elevation with pebbledash cladding and slate gabled roof with red brick stack to right hand. Sash windows. On ground floor central pedimented doorcase with plain fanlight and six-

panelled door; to each side, a storied canted three-light bay window rising to first floor; central first single-light sash window with marginal glazing bars. Sash windows four panes wide, left hand one with horns, on second floor.

INTERIOR

Inside, central ground floor passage walls have been removed but left hand ground floor "room" retains early C19 fireplace with reeded architrave, angle blocks with flanking cupboards with three-panelled doors; right hand "room" with C19 fireplace; rear contemporary staircase with straight balusters and hardwood rail; four panelled doors on first floor; small bedroom grate on second floor.

ACCOMMODATION

The accommodation, with approximate room sizes, briefly comprises :-

Entrance

An arched Entrance with Georgian features. Panelled external door opening to Entrance Vestibule with partly Glazed internal door.

Front Office 8.51m x 4.78m Max. (27'11" x 15'8" Max.)

Formerly two rooms but combined to provide accommodation having an overall width of 8.51m with a depth of 4.25m widening to 4.78m. Two bay windows to the front elevation. Original cornice to the ceiling. Electric Storage Heaters. Power Points. Telephone Points. Fluorescent Strip Lighting. Door to :-

Inner Hall

Half-turn staircase to the First Floor and Rear Entrance accessed off the half-Landing. Doors lead off to :-

Rear Office (1) 4.10m x 3.35m (13'5" x 11'0")

Stone lined, former fireplace with beamed over-mantle and alcove cupboards to either side. Sash window with working, panelled shutters. Telephone Extension Points. Door to Storage Cupboard.

Rear Office (2) 3.24m x 2.97m (10'8" x 9'9")

A slightly "L-shaped" room in plan due to the built-in cupboard beneath the staircase. Telephone Extension Points. Electric Heater.

Rear Entrance

A partly Glazed external door. Single Glazed window. Door to :-

Separate W.C.

A W.C., wash hand basin and "Triton" Electric Water Heater. Window.

FIRST FLOOR

Office (1) 4.79m x 3.18m (15'9" x 10'5")

A Bay window to the front elevation. Stone lined, former fireplace. Alcove recess with fitted shelving. Cornice. Electric Heater. Telephone Extension Point. Door to Office (4).

Office (2) 4.58m x 2.96m (15'0" x 9'9")

Window to the front aspect. Cornice to ceiling. Telephone Extension Points.

Office (3) 3.43m x 2.29m (11'3" x 7'6")

Sash window to the front aspect. Telephone Extension Points. Electric Heater.

Office (4) 4.10m x 3.36m (13'5" x 11'0")

Sash window to the rear elevation. Electric Heater. Telephone Extension Point.

Kitchen 3.35m x 2.25m (11'0" x 7'5")

Single Drainer, Stainless Steel sink with double cupboard below, tiled splash back and "Santon" Electric Water Heater. Work surface and fitted, wall cupboards. Door to :-

Separate W.C.

UPVC Double Glazed window to the rear. W.C., and wash hand basin. "Triton" Electric Water Heater.

SECOND FLOOR**Landing Area**

Sash window to the rear elevation. Panelled doors leading off.

Store Room (1) 5.37m x 3.32m (17'7" x 10'11")

Window to the front elevation. Period fireplace with cast iron grate and decorative surround. Telephone Extension Point. Electric Heater. Door to Store Room (4).

Store Room (2) 5.26m Max. x 2.80m (17'3" Max. x 9'2")

Window to the front elevation.

Store Room (3) 3.54m x 2.40m (11'7" x 7'10")

Window to the front elevation. Electric Heater.

Store Room (4) 4.47m x 3.40m (14'8" x 11'2")

Window to the rear elevation.

Store Room (5) 3.44m x 2.18m Min, 2.51m Max. (11'3" x 7'2" Min, 8'3" Max.)

Window to the rear elevation.

OUTSIDE

The property can also be approached from the rear where vehicular access is gained over North Road. An arched opening leads to a Driveway access and a gravelled area with parking for a number of cars. Predominantly stone-built storage building. It may also be of interest to purchasers to learn that some 2 years ago the existence of a Medieval well was discovered in the rear car park.

SERVICES

Mains Water, Electricity and Drainage are connected to the property. Gas appears to have been connected to the property in the past - there being several Gas Lamp / Fire connection points in the Building, however, the supply is understood to have been disconnected in recent years.

RATEABLE VALUE

Rateable Value as per office premises is £13,750

The rates payable to The Vale of Glamorgan Council in 2005/06 is £5788.75

TENURE

Freehold with vacant possession upon completion.

ESTATE AGENTS ACT 1979 - NOTICE

In accordance with the provisions of the Estate Agents Act 1979, requiring disclosure of personal interests, we as give notice that "members, consultants and employees of Watts and Morgan LLP have an interest in, and would benefit from the sale of the property, either directly or via family trusts.

DIRECTIONS

From our 55 High Street, Cowbridge offices, travel in a westerly direction along the High Street where the property will be found to the left hand side.

VIEWINGS

Strictly by appointment with the selling Agents at their Cowbridge Office. **Telephone Number - (01446) 773500.**

Date/Dydd: 11 July 2005
Tel: 01446 704668
Telephone/Rhif Ffôn: (01446) 704668
Fax/Ffôn: (01446) 704847
Your Ref/Eich Cyl: P/POL/MLC/G.19
My Ref/Cyl: Planning&transport@valeofglamorgan.gov.uk
e-mail/e-bost:

11 July 2005
Miss V. L. Creed
(01446) 704668
(01446) 704847

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 704600
Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barr, Y Barr CF63 4RT
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VALE of GLAMORGAN



P/POL/MLC/G.19
Planning&transport@valeofglamorgan.gov.uk

Mr. W. Hopkin Joseph,
Watts & Morgan,
1 Station Hill,
Bridgend,
CF31 1EA.

Dear Sir,

Re: 81 High Street, Cowbridge

I write with regards to your letter of 5th July 2005 concerning the above and have the following advice to offer.

I have consulted with my colleagues in Conservation and Design and they confirm that there would be no objection to the principle of the conversion of the listed building. The Council would favour the reinstatement of the original layout. You should note that any alteration (whether internal or external) that could affect the character of the building will require listed building consent. I enclose a copy of the listing details for your information.

In terms of planning policy, the Development Plan for the area is the Adopted Vale of Glamorgan Unitary Development Plan 2005 (UDP). The site lies within the Cowbridge settlement boundary and within the Cowbridge with Llanblethian Conservation Area, but beyond the designated Primary Shopping Area. UDP Policies ENV 15 and ENV 18 are relevant to the proposal, they seek to protect the built and historic environment from inappropriate development and ensure that new developments preserve or enhance Conservation Areas, respectively. UDP Policies ENV25 (Design of New Developments) and HOUS 9 (Residential Development Criteria) are also relevant and seek to ensure appropriate forms of development, which do not detract from their surrounding environments, and that adequate parking and amenity space are provided. These policies can be viewed on our website at www.valeofglamorgan.gov.uk, or at the Council's Offices or local libraries.

In conclusion, there would be no objection to the principle of residential conversion in this location. Any planning application in this regard would be assessed against the criteria in the above mentioned policies which are of particular relevance to the proposal.

Correspondence is welcomed in Welsh or English/Croeso i'r Gŵelwedd yn y Gymraeg neu yn Saesneg

John Maitland Evans, Chief Executive/Prif Weithreder
Directors/Cyfarwyddwyr: James Bewley, Community Services/Gwasanaethau Cymunedol, Siân Davies, Finance, ICT & Property Services/Cyfrif, TSG ac Eiddo;
Peter Evans, Legal & Regulatory Services/Y Gyfraith a Gwasanaethau Rheoli; Bryan Jefferys, Learning & Development/Dysgu a Datblygu;
Rob Quirk, Environmental & Economic Regeneration/Adnewyddu Amgylcheddol ac Economaidd.

I trust this advice is of some assistance. If you require any further information please contact my officer, Miss Creed, on the above direct line.

Yours faithfully,

p.p. L. Turner

Head of Planning and Transportation

Enc.

Authority	Vale of Glamorgan	Grade	II
Community	Cowbridge with Llanblethian	Date Listed	03/02/1981
		Date Amended	16/09/1999
Locality	Cowbridge	Grid Ref	29930 17473
		Record No	13212

Name
Street No. Name 81 High Street
Street Side N

Location
Opposite Old Hall.

History
Early to mid C19.

Exterior
Three storeys. Three bay elevation with pebbledash cladding and slate gabled roof with red brick stack to right hand. Sash windows. On ground floor central pedimented doorcase with plain fanlight and six-panelled door; to each side, a storeyed canted three-light bay window rising to first floor; central first single-light sash window with marginal glazing bars. Sash windows four panes wide, left hand one with horns. on second floor.

Interior
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Listed
Early to mid C19 building retaining its overall character. Group value with Woodstock House.