

FOR SALE

hrt
herbert r thomas

incorporating
**rawlins
& madley**

Parcels of amenity land
available as Whole or multiple
plots Newton, Porthcawl CF36
5BZ (for identification only)

Total Area: 2.95 Acres(1.19 Hectares)
gross

hrt.uk.com



Lime Tree Way

le Walk

Cypress Gardens

Indicative Boundary

21

1

2

3

4

5

SOLD

6

20

19

18

17

16

15

14

13

12

11

10

9

8

7

Amenity land, Located in established residential area adjacent to beach and Newton Burrows
Guide Price £282,500
SUBJECT TO CONTRACT
As a Whole or In Multiple Lots

Location

For Sat Nav users: Postcode CF36 5BZ (for identification only)

What3Words: curvy.replenish.hands

The subject land is located between houses situated in Lime Tree Way and Cypress Gardens, which form part of a modern housing development commenced in the 1980s. A location plan is enclosed, but the land is accessed from the main A4106 via Danygraig Avenue, Birch Walk and Rowan Drive, that lead to both Lime Tree Way and Cypress Gardens. Access is via the Public Footpath only. Porthcawl and Bridgend town centres are within 2 miles and 6 miles respectively and the city of Cardiff is some 25 miles to the west. The M4 motorway (junction 37) is within approximately 4 miles.

Description

The gross site area extends to approximately 2.95 Acres (1.19 Hectares) and comprises a semi-wooded area of grassland, the extent of which is shown edged red on the enclosed aerial photograph and indicative site plan. A footpath running from west to east traverses the site and ultimately connects to the beach and Newton Burrows. We are aware that the property does include Japanese Knotweed.

The Opportunity

This sale provides the opportunity for individual householders to acquire one or more of the plots as identified as potential garden extension land (subject to securing necessary planning permission) or simply as amenity land ancillary to the curtilage of existing dwellings. A schedule of guide prices for each plot is set out below, and the closing date for receipt of offers will be 12 noon on Friday 21st July 2023.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

The plot boundaries have been clearly marked on site in accordance with the attached site plan, which will form the basis for conveyancing purposes. Please note plots 7 & 8 has not been pegged due to being overgrown. Purchasers will be responsible for erecting fencing to accord with the site boundaries of each plot. The purchaser and their successor in Title will be responsible to repair and forever maintain and renew the boundaries. Each plot will take ownership of part of the public right of way but shall only be able to fence up to the peg on site leaving satisfactory room for the public right of way.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The Land does not benefit from mains water services. For further information, prospective purchasers are to make their own enquiries direct with Dwr Cymru Welsh Water.

Planning

The subject land lies outside the current settlement boundary and it will be the responsibility of the purchaser(s) to make their own planning enquiries regarding the process for formal extension of gardens.

Covenant against Development

The transaction(s) will be subject to a covenant against development of any habitable building.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights, including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. The property does have one public right of way running from west to east.

Basis of Sale

The property is offered for sale by Informal tender and offers are invited for single or multiple plots, or for the entirety unless sold prior by private treaty.

The figures referred to in the schedule below are for guidance only, and each prospective purchaser is invited to put forward their best offer.

A closing date of 12 noon on Friday 21st July 2023 has been set, but all interested parties are encouraged to put forward their proposals as soon as possible, and by no later than the closing date. Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Legal Costs and Surveyors Fees

In addition to the agreed purchase price, the purchaser(s) will be responsible for the payment of the Vendor's legal costs in the sum of £850 plus VAT, and Surveyors fees of £750 plus VAT for each plot plus any disbursements.

VAT

The Vendor has not elected to charge VAT on the proceeds, but reserves the right to do so.

Anti-Money Laundering (AML) Regulations

The successful purchaser(s) will be required to provide relevant information to satisfy the agents AML statutory requirements upon agreement of sale terms.

Viewing Arrangements

It is requested that all prospective purchasers register their interest with the selling agents. As referred to above the site is traversed by a footpath, and as such the land can be viewed from the footpath at any reasonable time of the day. The plot boundaries have been identified by large timber posts which accord with the enclosed site plan. **Please note that all parties inspecting the land do so entirely at their own risk.**



Newton Beach



**LAND AT CYPRESS GARDENS/LIME TREE WAY, NEWTON, PORTHCAWL
SUBJECT TO CONTRACT**

Plot 1: 406m ²	£12,000	Plot 11: 453m ²	£12,000
Plot 2: 754m ²	£15,000	Plot 12: 477m ²	£15,000
Plot 3: 316m ²	£12,000	Plot 13: 352m ²	£12,000
Plot 4: 494m ²	£15,000	Plot 14: 311m ²	£12,000
Plot 5: 1272m ²	SOLD	Plot 15: 314m ²	£12,000
Plot 6: 3889m ²	£35,000	Plot 16: 294m ²	£12,000
Plot 7: 70m ²	£3,500	Plot 17: 354m ²	£12,000
Plot 8: 296m ²	£12,000	Plot 18: 241m ²	£12,000
Plot 9: 1323m ²	£25,000	Plot 19: 267m ²	£12,000
Plot 10: 529m ²	£15,000	Plot 20: 472m ²	£15,000
		Plot 21: 364m ²	£12,000



Contact:

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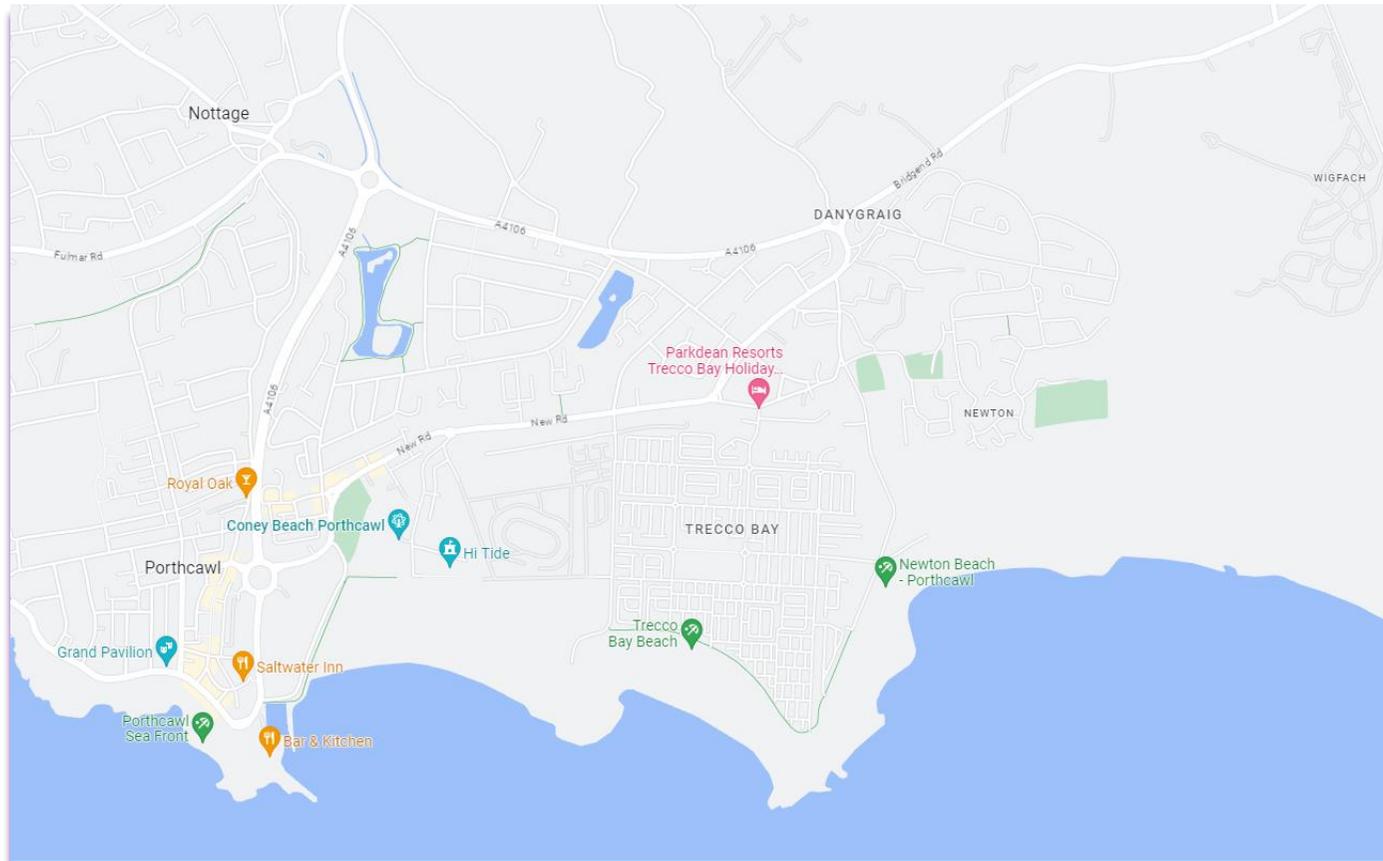
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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



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