



### Main Features

- Freehold building plot
- Full planning permission with conditions for an executive style 4 bedroom detached home
- Situated in an elevated position
- Desirable location within the Garw Valley
- Exceptional views of surrounding area
- Convenient location for local school, bus link and shops
- Calon Lan Country Park, cycle tracks and lakes are nearby
- Only 7.5 miles from the M4 at Junction 36
- Full details under planning number P/20/449/FUL

### General Information

FREEHOLD BUILDING PLOT WITH FULL PLANNING PERMISSION FOR AN EXECUTIVE STYLE 4 BEDROOM DETACHED HOME.

Situated on an elevated position in a desirable location within the Garw Valley, with exceptional views of surrounding area. Convenient location for local school, shops, bus link, Calon Lan Country Park, cycle tracks and lakes. Only 7.5 miles from the M4 at Junction 36.

Full details available on Bridgend County Borough website under planning number P/20/449/FUL.

### Note

Please note the Yellow boundary lines on the images are for illustration only. Please refer to the Land Registry Title plan image for accuracy.

### Viewings

Strictly By Appointment Only

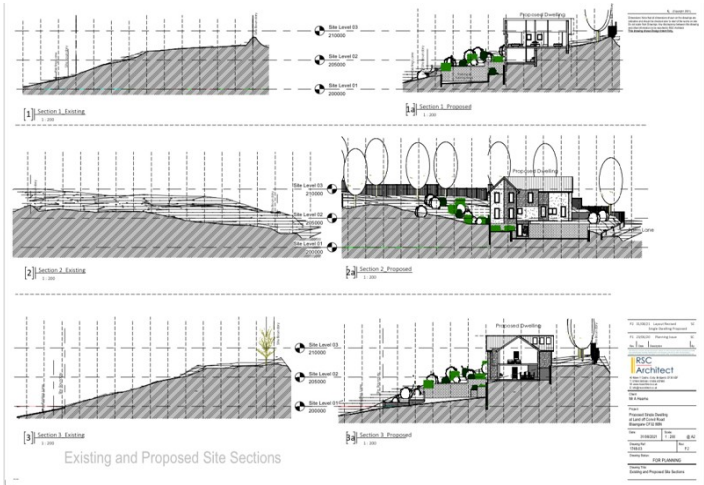
### Utilities

All mains utilities nearby

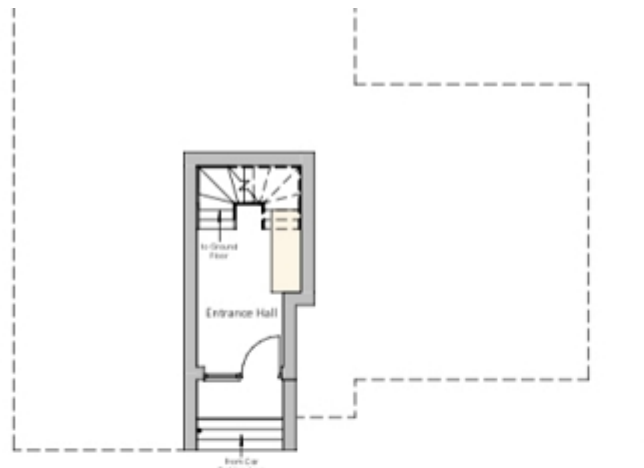
**Current council tax banding** Not Specified

**Current heating type** Not Specified

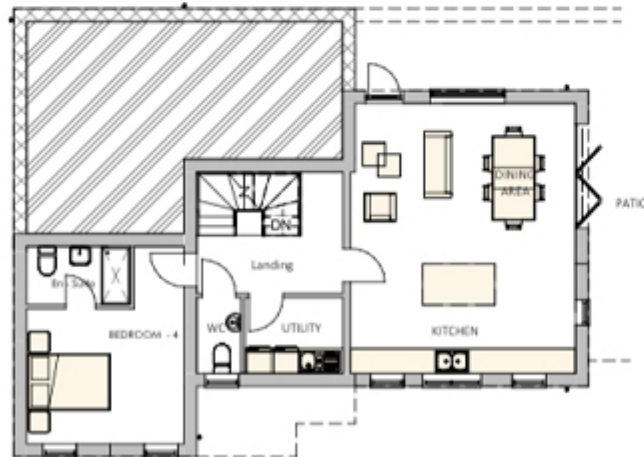
**Tenure (To be confirmed)** Freehold



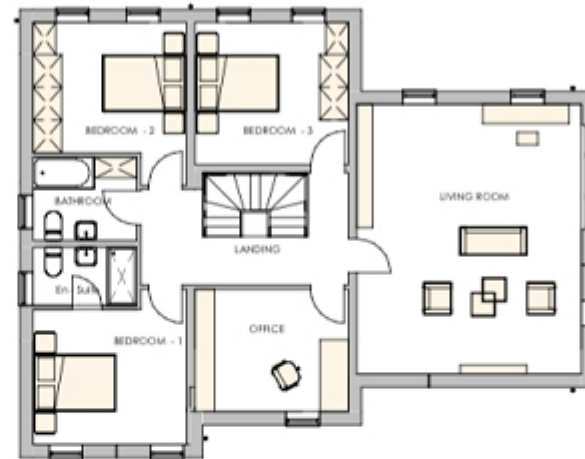




[1] -01 Entrance Level  
1:100



[2] 00 Ground Floor  
1:100



[3] 01 First Floor  
1:100



VISUAL SCALE 1:100 @ A3

Proposed Floor Plans\_Dwelling No.1

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Dimensions: Note that all dimensions shown on the drawings are not to scale and should be checked prior to start of the works on site. Do not scale from Drawings. Any discrepancy between this drawing and other information is to be reported to RSC Architect. This drawing shows Design Intent Only.



P2 31/08/21 Layout Revised SC  
Single Dwelling Proposed

P1 23/06/20 Planning Issue SC

Rev	Date	Description	By

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Client:  
Mr A Heame

Project:  
Proposed Single Dwelling  
at Land off Convil Road  
Blaengarw CF32 8BN

Date: 31/08/2020 Scale: 1:100 @A3

Drawing Ref: 1748/04 Rev: P2

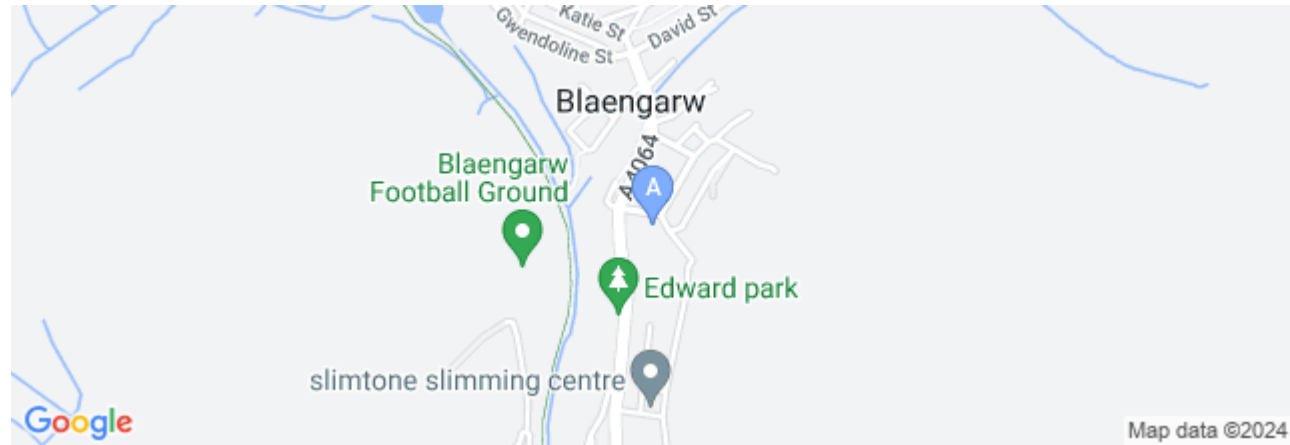
Drawing Status: FOR PLANNING

Drawing Title: Proposed Floor Plans\_Dwelling No.1

# BUILDING PLOT Convil Road, Blaengarw, Bridgend, Bridgend County. CF32 8BN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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