



2021  
WALES  
SALES  
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Princess Street Development, Princess Street, Maesteg, Bridgend. CF34 9BD

Offers In Region Of **£300,000**



## Main Features

- Residential development site with full planning permission
- 7 detached homes
- 5 x executive style, 3 storey, 4 bedrooms
- 2 x 2 storey, 3 bedroom detached
- Full set of required reports available. All details can be found on Bridgend Council Planning portal
- P/18/616/FUL
- P/ 21/623/FUL, P/21/622/FUL
- Situated in a desirable location, within 1/2 mile of Maesteg Town Centre
- Maesteg is a town of approximately 18,000 population (2021 census)
- 7.5 miles North from the M4 at Junction 36

## General Information

RESIDENTIAL DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR 7 DETACHED HOMES. 5 EXECUTIVE STYLE, 3 STOREY, 4 BEDROOM DETACHED AND 2 X 2 STOREY 3 BEDROOM DETACHED HOMES.

The development has full planning permission and full set of required reports available. All details can be found on Bridgend Council planning portal under

reference numbers P/18/616/FUL, P/ 21/623/FUL, P/21/622/FUL. Most of these documents are available by request from our Bridgend Branch.

The site is situated in a desirable location, within 1/2 mile of Maesteg Town Centre. The Executive properties will be in a slightly elevated position, therefore, enjoying views across the local area. Maesteg is a town of approximately 18,000 population (2021 census). Located 7.5 miles North from the M4 at Junction 36. Maesteg forms part of The Llynfi Valley which provides access to Bridgend (South), Port Talbot (West) and The Afan Valley (North).

## Viewings

Strictly By Appointment Only

## Utilities

All services are available for connection

**Current council tax banding** Not Specified

**Current heating type** None

**Tenure** Freehold



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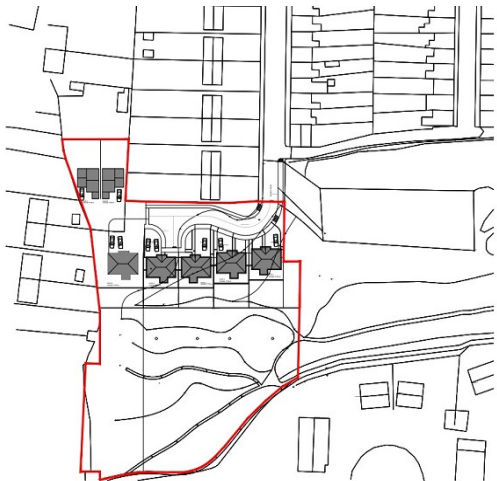
HOUSE TYPE B

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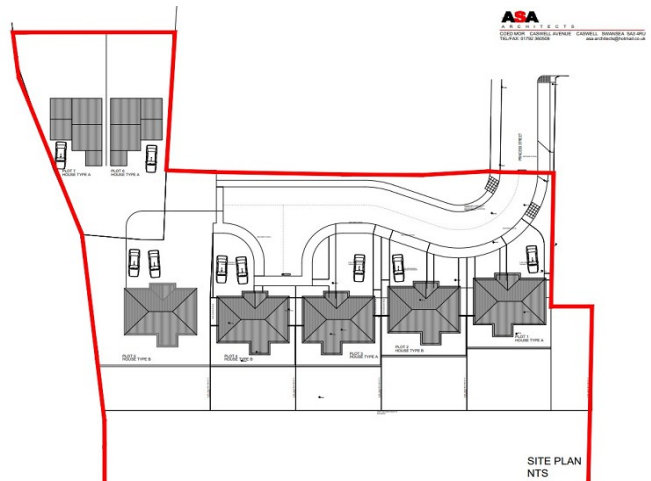


HOUSE TYPE B

HOUSE TYPE B  
NTS




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SITE PLAN  
NTS

# Princess Street Development, Princess Street, Maesteg, Bridgend. CF34 9BD

| 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 £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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## Port Talbot

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