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Building Plot, Rear of Suffolk Place, Porthcawl, Bridgend County. CF36 3EB



PETER MORGAN

**£250,000**

### Main Features

- Freehold building land to the rear of Suffolk Place and Fenton Place
- Full planning permission for 2 dormer bungalows for occupation by persons needing assisted living
- 'A' rated energy efficiency, solar energy panels and electric heat pumps
- Approximately 4 miles from the M4 at Junction 37
- Highly convenient for Town centre amenities and public transport links
- Approximately 1/4 from Porthcawl seafront
- Full planning permission and supporting documents are available for viewing
- Bridgend County Borough Council under planning number P/22/232/FUL

### General Information

FREEHOLD BUILDING PLOT WITH FULL PLANNING PERMISSION FOR 2 DETACHED DORMER BUNGALOWS FOR OCCUPATION BY PERSONS NEEDING ASSISTED LIVING AND/ OR FULL TIME PERMANENT HEALTH CARE.

Situated on a flat plot at the rear of Suffolk Place and Fenton Place. Approximately 1/4 from Porthcawl seafront and highly convenient for Town centre amenities and public transport links. Approximately 4 miles from the M4 at Junction 37. The properties are 'A' rated for energy consumption and are designed to include the benefit of solar energy and electric heat pumps.

Full planning permission and supporting documents are available for viewing on Bridgend County Borough Council under planning number P/22/232/FUL.

### Viewings

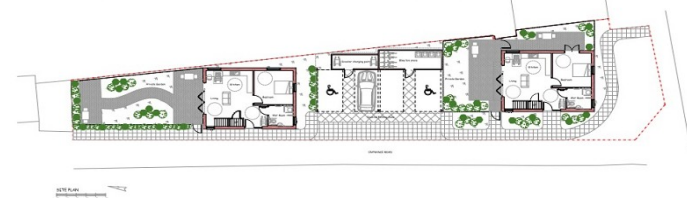
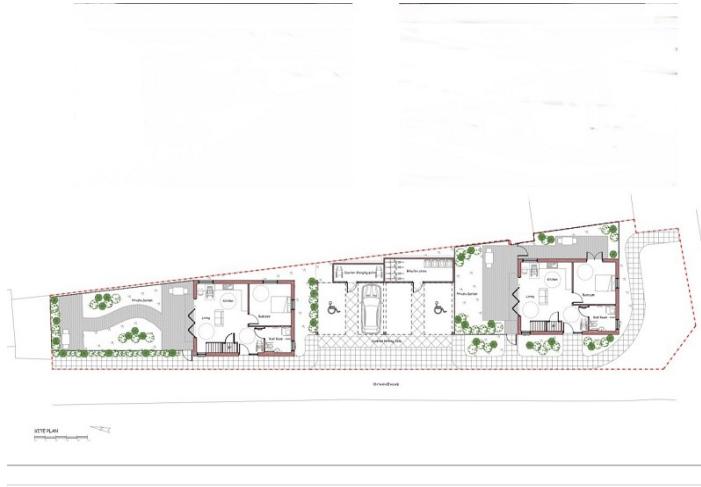
Strictly By Appointment Only

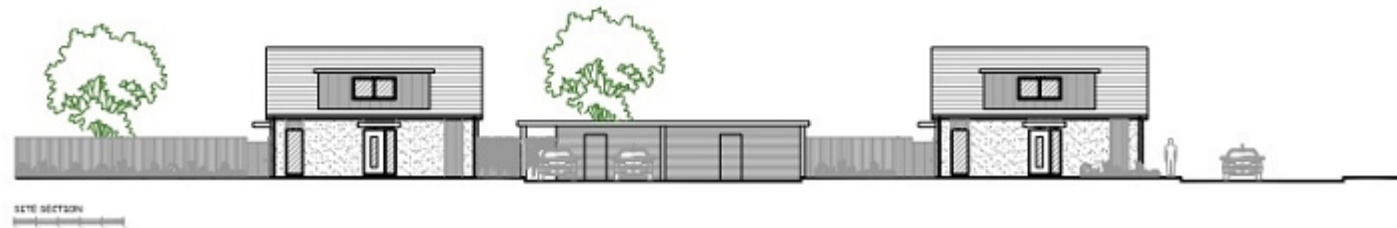
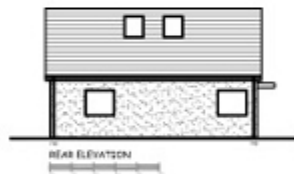
### Utilities

Mains electricity, mains water, mains drainage


### Tenure

Freehold





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	92	99
(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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