

FOR SALE

UPON INSTRUCTION FROM THE VALE OF GLAMORGAN COUNCIL

VALE of GLAMORGAN



1:1,500

© Crown copyright and database rights 2017
Ordnance Survey 100023424
© Hawlfraint y Goron a hawflau cronfa ddata
2017 Arolwg Ordnans 100023424

VALE of GLAMORGAN



CF61 2UE

Former Eagleswell Primary School

EAGLESWELL ROAD • LLANTWIT MAJOR • VALE OF GLAMORGAN

- FORMER SCHOOL SITE LOCATED ON THE EASTERN SIDE OF LLANTWIT MAJOR
- SITE AREA APPROXIMATELY 5.9 ACRES (2.4 HECTARES)
- SUITABLE FOR REDEVELOPMENT FOR RESIDENTIAL USE, SUBJECT TO OBTAINING THE APPROPRIATE PLANNING PERMISSION
- FOR SALE BY INFORMAL TENDER BY 12 NOON ON FRIDAY 26th MAY 2017

UPON INSTRUCTION FROM THE VALE OF GLAMORGAN COUNCIL

SITUATION

The property lies on the eastern side of the town of Llantwit Major in the area of Boverton. Cowbridge lies approximately 4 miles to the north of the site, Barry 10 miles to the east, Junction 35 of the M4 Motorway at Pencoed within 9 miles to the north and Cardiff city centre within 16 miles to the east. The world renowned Heritage Coastline lies within 1 mile to the south.

DESCRIPTION

The property comprises the former Eagleswell Primary School which has relocated to Llantwit Learning Community. All buildings will be demolished by the Council prior to completion of the sale and the site will comprise a vacant 5.9 Acres (2.4 Hectares) parcel of land with frontage to Eagleswell Road and bounded by residential properties to the remaining boundaries.

PLANNING

The property is located within an established residential area and is allocated in the Vale of Glamorgan emerging Local Development Plan for residential use, as confirmed within the Strategic Brief: Guide for Bidders and Planning and Highways Context Statement prepared by The Vale of Glamorgan Council for marketing purposes contained within the Information Pack.

TENURE

Freehold.

VAT

Exempt from VAT.

INFORMATION PACK

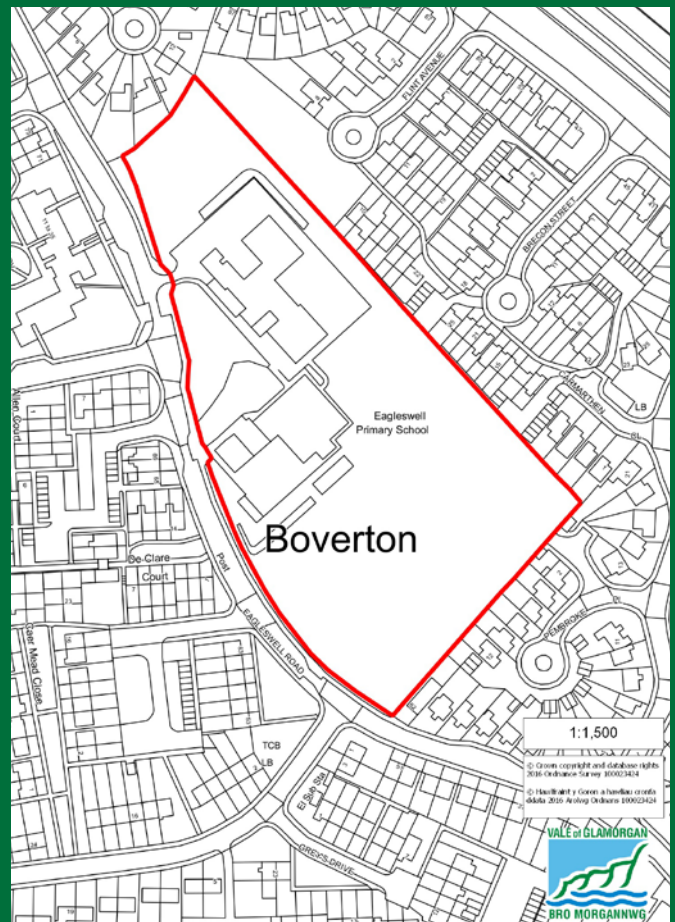
A detailed Information Pack is available within a CD from this office. The Information Pack includes Site and Title Plans, Strategic Brief including Planning and Highways Context Statement, Services information, Drainage Assessment, Site Investigation Report, Topographical Survey, Preliminary Ecological Statement. Tender Forms will be made available in hard copy.

METHOD OF SALE

Offers are invited on an informal tender basis on the terms and conditions set out in the Strategic Brief. Tenders are to be submitted on the prescribed forms and delivered to the Head of Legal Services, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU in the official tender envelope by 12 Noon on Friday 26th May 2017.



Former Eagleswell Primary School EAGLESWELL ROAD • LLANTWIT MAJOR



PLANS ARE FOR IDENTIFICATION PURPOSES ONLY. NOT DRAWN TO SCALE.

VIEWING

Strictly by appointment with the sole agents:

Paul Madley

Rawlins and Madley
17 St Andrews Crescent
Cardiff CF10 3DB

029 2064 0055

paul@rawlinsmadley.com



Misrepresentation Act:

Rawlins & Madley for themselves and for the vendors of the property for whom they act give notice that:

- These particulars are a general outline only for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or contract;
- Rawlins & Madley cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.
- Rawlins & Madley will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- The reference to any plant, machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition, or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.
- No employee of Rawlins & Madley has any authority to make representation or warranty or enter into any contract whatever in relation to the property.