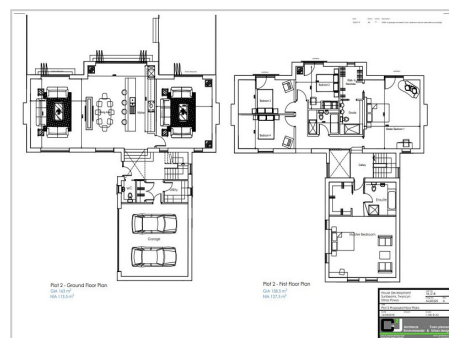


Prime Development Site,
Twyncyn,
Dinas Powys,
Vale of Glamorgan.
CF64 4AS

950,000



- PRIME DEVELOPMENT SITE
- WITH DETAILED CONSENT
- PLANNING FOR 2 DETACHED 3,500 SQ FT HOUSES
- SITE TOTTALLING 0.55 ACRES
- PRESTIGIOUS TWYNCYN ADDRESS
- POTENTIAL TO AMEND THE EXISTING CONSENT

Ref: PRA11081

General Description

Prime 0.55 acre development site with detailed planning consent for two plots, each comprising a detached 320 sq m (3,500 sq ft) residence. Potential for a third dwelling, subject to planning.

Accommodation

Dinas Powys

Dinas Powys is a thriving village and provides a range of shops, salons, public houses and takeaways together with a cafe, restaurant, deli and coffee shop.

Leisure facilities include tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland.

The village is also noted for its excellent primary schools.

Dinas Powys is an easy commute from Cardiff, being just 5½ miles south west of the capital city and 9 miles south east of J33 of the M4 motorway.

The village has excellent transport links to the city centre with Dinas Powys railway station providing frequent services to Cardiff and the Vale of Glamorgan.

Bus services operated by both Cardiff and Vale of Glamorgan operate within the village.

Planning.

A full detailed planning has been granted, dated 10 December 2019, for the residential development of 2 detached dwellings.

Full details can be found at the Vale of Glamorgan County Borough Council's planning portal:

Reference 2019/00597/FUL

A buyer could of course make revisions to the current consent or indeed make a fresh application for an alternative design which might include a third plot.

Each substantial proposed property presently extends to 320 sq m (3,500 sq ft).

Existing floor plans and elevations can be found attached.

The seller will impose a restrictive covenant for a maximum of three detached dwellings.

Services

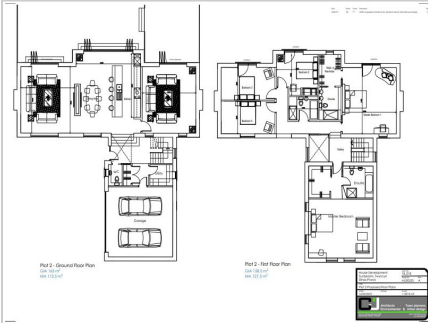
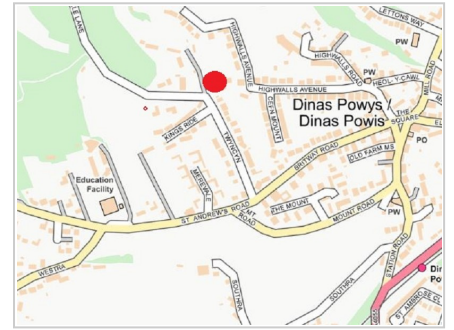
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



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 this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. 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 form 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.