

Cyngor Bwrdeistref Sirol



FOR SALE

ON BEHALF OF
BRIDGEND COUNTY BOROUGH COUNCIL



Approximate
Boundaries Only

FORMER YSGOL BRYN CASTELL (PHASE II) LLANGWYDD ROAD, BRIDGEND CF31 4JP

- Allocated for residential development within Bridgend County Borough Council's Local Development Plan with potential for 120-130 dwellings.
- Located within 1 mile of Bridgend town centre.
- For sale by informal tender by
12 noon on Friday 21 July 2017

**9.19 Acres
(3.72 Hectares)**

FORMER YSGOL BRYN CASTELL (PHASE II) LLANGEWYDD ROAD, BRIDGEND CF31 4JP

SITUATION

The property is situated within 1 mile to the northwest of Bridgend town centre within the ward of Newcastle and within 3 miles to the south of Junction 36 of the M4 Motorway at Sarn Park and its associated comprehensive out of town shopping facilities at McArthur Glen.

DESCRIPTION

The site totals approximately 9.19 acres (3.72 hectares) that was largely occupied by the former School buildings of Ysgol Bryn Castell which have now been demolished.

Access to the former School is via Llangewydd Road which adjoins the southern boundary of the site.

Phase I of the former School located immediately to the northern boundary is currently being developed by Barratt Homes for 67 dwellings.

PLANNING

The site is allocated in Bridgend County Borough Council's adopted Local Development Plan under Policy COM2 (7). An approved Planning Development Brief sets out the principles of developing the site for housing including the following:

- Potential for 120-130 dwellings.
- Provision for off-site Affordable Housing contribution.
- Financial contribution towards Public Open Space.
- Provision of on-site Children's Play Facilities.
- Contribution to Primary Education Facilities.

INFORMATION PACK

A detailed Information Pack is available in CD format from this office at a cost of £50 plus VAT which includes:

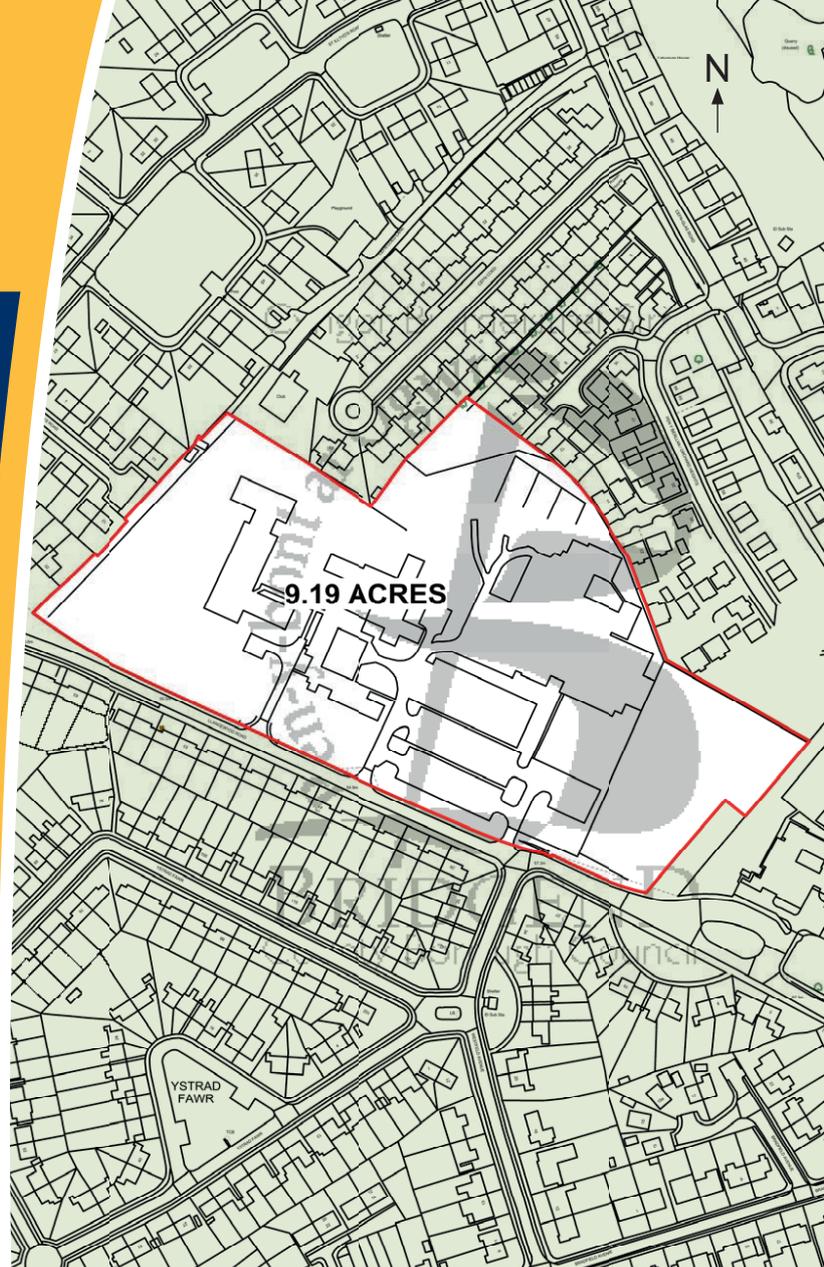
Site and Title Plans, Development and Planning Brief, Topographical Survey, Drainage Strategy Report, Ecological Survey Reports, Highway Reports, Tree Surveys, Ground Investigation Report, Services Information and Tender Forms.

TENURE

Freehold.

METHOD OF SALE

Offers are invited on an informal tender basis. All offers must be submitted by no later than 12 noon on Friday 21 July 2017 by sealed tender on the correct forms and in accordance with the Authorities' tender process, delivered to "The Monitoring Officer, c/o Cabinet and Committee Services, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB."



For Identification Purposes Only

VIEWING

Strictly by appointment with sole agents.

Paul Madley
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SUBJECT TO CONTRACT AND
FORMAL COUNCIL APPROVAL



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