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## PRELIMINARY SALES PARTICULARS

# FOR SALE

## LAND AT HIGHER END, LLANTWIT ROAD, ST ATHAN, VALE OF GLAMORGAN, CF62 4LW

**Situation:** The land is located on the northern side of Llantwit Road in the area of Higher End, St Athan, which lies approximately 10 miles to the west of Cardiff city centre and within 5 miles to the north of the popular market town of Cowbridge.

The renowned Heritage coastline lies within 2 miles to the south and the RAF base at St Athan immediately to the north of the site.

**Description:** The property comprises a parcel of land totalling approximately 0.67 acre (0.27 hectare) fronting Llantwit Road with the access positioned between existing houses.

**Planning:** An outline planning application was submitted to the Vale of Glamorgan Council on 30 September 2015 for 5 no. detached houses, new access and associated works, including the demolition of a garage.

The proposed development will be for 5 no. four bedroom units on a footprint of approximately 840 sq ft (78 sq m) per house.

**Technical Information:** The following additional reports are available to interested parties:

- Preliminary Ecological Appraisal and Bat Survey.
- Planning Statement.
- Access Appraisal.
- Copy of Planning Application.

**Tenure:** Freehold.

**Purchase Price:** Upon application.

**Viewing:** Strictly by prior appointment with selling agent.

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**SUBJECT TO CONTRACT**

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

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## LAND AT HIGHER END, ST ATHAN

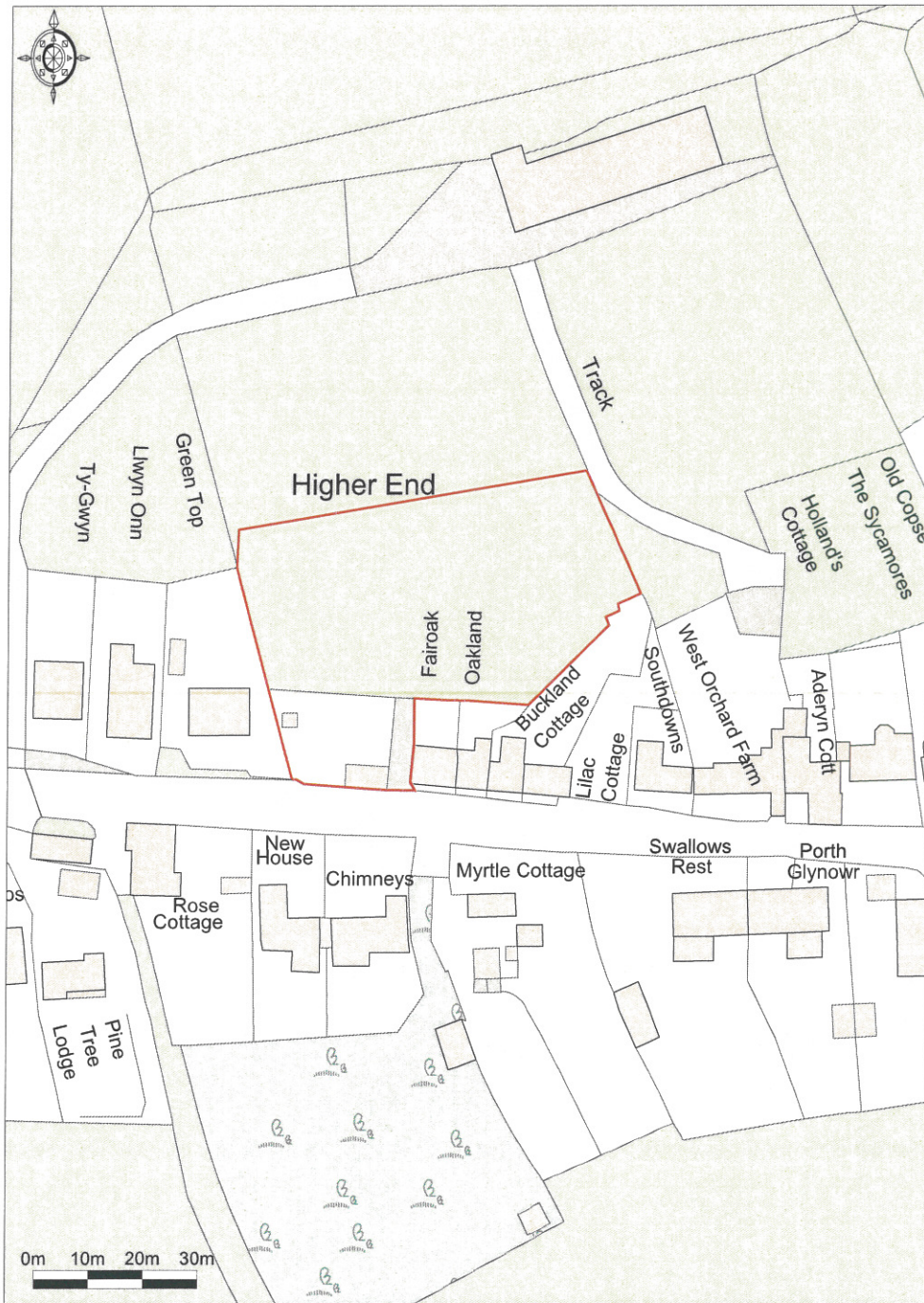


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For identification purposes only



Land at Higher End, St Athan



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— Application Boundary

Site Location Plan: Drawing ref: 15054\_P(0)00

This drawing must not be scaled.  
Figures and dimensions must not be used.  
Any inaccuracies must be notified to the author.  
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NOTES:

- Proposed Properties
- Proposed Landscape
- Existing Buildings
- Existing Trees & Vegetation to be Retained

No.	Date	Description	By	Chkd
A	29/09/15	Proposed access road widened to indicate 5.5m width, pavements indicate 1.5m width.		
REVISION:			STATUS:	

powellidobson  
ARCHITECT

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CLIENT:

WHITE YOUNG GREEN

PROJECT:

High End St. Athan  
Proposed Development

DRAWING:

Proposed Site Layout

Date: 18.08.15

Drawn by: MN

Scale: 1:250

Checked:

CAD File:

Approved:

Drawing Number:

15054\_P(0)01

Revision:

A



PROPOSED SITE OPTION 02  
Scale 1/250

A2