

FOR SALE

BOLSTON HOUSE BONVILSTON VALE OF GLAMORGAN, CF5 6TR



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For identification purposes only – photograph taken July 2017

Outstanding potential development opportunity located within the heart of the sought after Vale of Glamorgan village of Bonvilston and the Bonvilston Conservation Area with excellent road links to Cardiff, Cowbridge and the M4 Motorway.

The property currently comprises a derelict former residence set in grounds totalling approximately 2.5 acres (1.01 hectares).

A comprehensive Development Brief has been prepared, that identifies the development potential for the site subject to obtaining the appropriate planning permission, together with addressing a number of the technical issues relating to the site.

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

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- (iii) no person in the employment of Rawlins & Madley has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)

SITUATION

The property is located on the northern side of the A48 trunk road running through Bonvilston which connects with Bridgend (12 miles) and the market town of Cowbridge (5 miles) to the west, and Cardiff (8 miles) to the east. Access onto Junction 34 of the M4 Motorway at Miskin lies within 3 miles to the north.



DESCRIPTION

Bolston House originally comprised a detached cottage which was substantially rebuilt in the 1960s, and has been vacant for approximately 15 years. The property is set in mature gardens and a spinney to the rear contained within an enclosed site measuring approximately 2.5 acres (1.01 hectares). The property is approached directly off the A48 and the remaining boundaries are adjacent to existing housing and the Red Lion Public House.

The property is located within the Bonvilston Conservation Area.



PLANNING

The property does not have planning permission for any alternative use. A pre-application meeting has been held with the Vale of Glamorgan Council to establish the development potential of the site with the conclusion that the property offers the opportunity for residential development.

A Planning Brief has been prepared covering the principal planning, ecological and highway issues affecting the site.

TENURE

Freehold.

INFORMATION PACK

A detailed Information Pack in CD format is available from this office which includes the Development Brief, Topographical Survey, Surface and Foul Water Drainage Strategy, Ground Investigation Report and Services Information.

METHOD OF SALE

The property is offered for sale by private treaty which may be concluded by way of informal tender, subject to client's instructions.



VIEWING

Strictly by appointment with the sole agents:

Paul Madley
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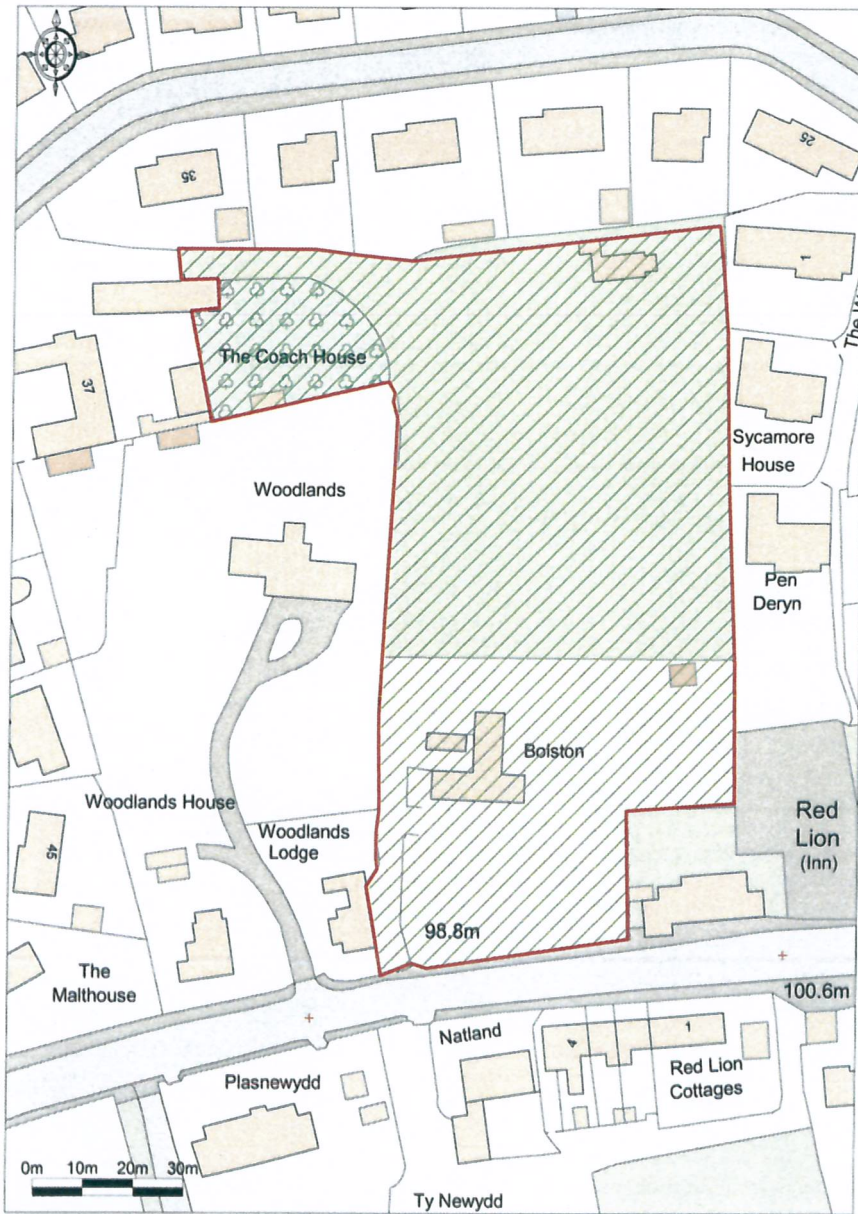
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SUBJECT TO CONTRACT



SITE PLAN

BOLSTON HOUSE, BONVILSTON, VALE OF GLAMORGAN, CF5 6TR



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LOCATION PLAN



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