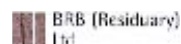


## Bridgend

**Sites 1 (Lot 122),  
2 (Lot 123) & 3 (Lot  
124) Coity Road,  
Mid Glamorgan  
South Wales  
CF31 1NS**

- **Three Freehold Sites**
- Extending to Approximately 6.65 Hectares (16.4 Acres) in Total
- Site 1 (Lot 122) subject to a Ground Lease
- Sites 2 (Lot 123) & 3 (Lot 124) afford Development Potential subject to obtaining all necessary consents
- To be offered either Individually or Collectively
- Total Current Rent Reserved **£5,802.29 per annum (equivalent) with Majority Vacant**

**BY ORDER OF BRB (RESIDUARY) LTD**



**Joint Auctioneer**

Messrs Lambert Smith Hampton  
(Ref: Mr M Holman).  
Tel: (01832) 281502.

**Seller's Solicitor**

Messrs Lee Bolton Monier Williams  
(Ref: Mr J Reed).  
Tel: 0207 222 5381 Fax: 0207 799 2781.

[www.brblandsales.co.uk](http://www.brblandsales.co.uk)

**MAJORITY VACANT –  
Three Freehold Sites**



Site 1 (Lot 122)



Site 2 (Lot 123)

**Tenure**

Freehold.

**Location**

The property is situated on the north-western side of Coity Road (B4181) approximately 1 mile to the south of Junction 36 of the M4 Motorway and 0.75 miles to the north of the shops and amenities of Bridgend town centre. The property lies within a predominantly residential area which is within close proximity of Princess of Wales Hospital. Vehicular access to the site is available between Coity Road's junctions with Cemetery Road and Great Western Avenue. There is also pedestrian access to the site from Litchard Terrace, via Windmill Rail Station at the mid point of the site.

**Description**

The property comprises an irregularly shaped, broadly level site which extends to approximately 6.65 hectares (16.4 acres) in total.

**Lot 122** (Site 1) being the westernmost part, comprises a broadly rectangular site which extends to approximately 0.58 hectares (1.4 acres). This area of the site is occupied by a DIY retail unit premises with the remainder being hard standing and is subject to a Lease and is occupied by Jewson. This section of the site benefits from vehicular access over **Lot 123** (Site 2).

**Lot 123 & Lot 124** (Sites 2 & 3) comprises the majority of the site which is vacant in the main and comprises a former goods yard which is part hard standing and part covered in trees and shrubs. This part affords development potential subject to obtaining all necessary consents and is split into two separate lots (**Lot 123** – Site 2 & **Lot 124** – Site 3) by the bridge which forms part of Litchard Terrace. There are a number of terminable Periodic Tenancies regulating garden extensions on this part of the site.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

Total Site Area approximately 6.65 Hectares (16.4 Acres).

**Planning**

Local Planning Authority: Bridgend County Borough Council.  
Tel: (01656) 643643.

The sites afford potential for development subject to obtaining all necessary consents and are allocated in the adopted Bridgend UDP for a number of uses including housing, employment, public open space, a community route and provision for a park-and-ride facility to serve Wildmill Station. BRB (Residuary) Limited has submitted a detailed planning brief to Bridgend CBC as supporting evidence to promote a new allocation for a predominantly residential development in the Bridgend Local Development Plan, which is currently at the pre-deposit stage.

**VAT**

VAT is applicable to these Lots.

**Clawback**

**Lots 123 & 124** (Sites 2 & 3) are subject to Clawback provisions. Prospective purchasers are advised to consult the Special Conditions of Sale for further details.

Lot	Site	Accommodation	Terms of Tenancy	Current Rent £ p.a.
122	1	Site Area Approximately 0.58 Hectares (1.4 Acres)	Subject to a Ground Lease in favour of Graham Group plc (1) for a term of 125 years from 29/09/1983 (thus having approximately 96 years unexpired) The lease allows for upward only rent reviews every 5 years at an 11% gearing to rack rent. (Review outstanding)	£5,350 p.a.
123	2	Site Area Approximately 4.2 Hectares (10.4 Acres)	Subject to a Gas Governor in favour of Wales & West Utilities and 1 terminable Periodic Tenancy regulating garden extension	£212.25 p.a. (In total)
124	3	Site Area Approximately 1.42 Hectares (3.5 Acres)	Subject to 4 terminable Periodic Tenancies regulating garden extensions	£240.04 p.a. (In total)

(1) Graham Group plc is part of the Saint-Gobain Building Distribution Group, Europe's number one building materials distributor. The group's UK arm, Saint-Gobain Building Distribution UK, has a network of over 3,300 sites and employs around 13,000 people and a total annual turnover of £11.8 billion.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £550 (including VAT) upon exchange of sale memoranda.

