



*DEVELOPMENT SITE
FOR SALE*

Former Glamorgan
Holiday Home
Eastern Promenade
Porthcawl
CF36 5TS



LOCATION

The property is in a prime location on Eastern Promenade, Porthcawl overlooking the Marina and Sandy Bay. Across the road to the south is the very successful J Shed redevelopment and the Town Centre shopping a short walk to the west.

Porthcawl is a seaside town between Cardiff and Swansea and is a popular destination for holidays, second homes, retirement etc. It is also a Centre for a variety of leisure activities including windsurfing, surfing, golf, visits to the funfair etc. There are also a number of successful Holiday Caravan Parks around the town meaning the location is a very popular tourist base in the region.

DESCRIPTION

The site is a slightly slopey site currently developed occupied by a former Glamorgan Holiday Home, which represents an opportunity for redevelopment for a number of uses.

ACCOMMODATION

Site Area approximately 0.95 acres.

TENURE

The site is for sale freehold with vacant possession.

PRICE

On application.

ENERGY PERFORMANCE CERTIFICATE

The EPC is available on request.

VAT

All figures quoted are exclusive of VAT which may be charged.

PLANNING

The site may be suitable for a variety of uses including Residential, Care Home etc. Interested parties should make their own enquiries of the Local Planning Authority Bridgend County Council.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the selling agents, E J Hales, contact:
Simon Watson James • Tel: 029 2034 7112 • E-mail: simon@ejhales.co.uk

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