



Land off High St Laleston, Bridgend,  
Bridgend County. CF32 0HH

Guide Price  
£1,200,000

## Land off High St Laleston, Bridgend, Bridgend County. CF32 0HH

Plot extending to approximately 2.05 acres with an existing bungalow and gardens and rear woodland. Located immediately adjacent to the proposed residential development on the 'circus fields' between Bryntirion and Laleston. Access is off a lane from the High Street in Laleston.

### Guide Price £1,200,000

- Potential residential development land
- Sought after executive location
- Site extending to approx 2.05 acres
- Currently occupied by a bungalow, gardens and grounds
- All expressions of interest to PJC



## DESCRIPTION

Plot extending to approximately 2.05 acres with an existing bungalow and gardens and rear woodland. Located immediately adjacent to the proposed residential development on the 'circus fields' between Bryntirion and Laleston. Access is off a lane from the High Street in Laleston.

Laleston is a sought after village to the west of Bridgend and is home to 2 local public houses, a hotel, restaurant and Trelales Primary School.

We understand that there are no Tree Preservation Orders in place.

ANY PURCHASE WILL BE SUBJECT TO PLANNING.


## NOTES

The plot is immediately adjacent to the newly agreed extension to the Bridgend Local Development Plan where consent has been granted for 850 new homes together with an element of social housing and a new school.

Photo of proposed development is included in these details.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## Awaiting Floorplans

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