

FOR SALE

UPON INSTRUCTION FROM THE VALE OF GLAMORGAN COUNCIL



CF64 4RF



29.77 ACRES (12.05 HECTARES)

FORMER ST CYRES LOWER SCHOOL

MURCH ROAD, DINAS POWYS, VALE OF GLAMORGAN



- Former School site located on the eastern side of Dinas Powys and within approximately 5 miles to the southwest of Cardiff city centre.
- Totalling approximately 29.77 acres (12.05 hectares).
- Identified within the Vale of Glamorgan Council's Deposit Local Development Plan as part of a mixed-use development for residential, community and recreational uses, subject to obtaining the appropriate planning permission.
- For sale by informal tender.

SITUATION

The property lies on the eastern side of the popular village of Dinas Powys, within approximately 5 miles to the southwest of Cardiff city centre. Junction 33 of the M4 Motorway lies approximately 8 miles to the northwest.

DESCRIPTION

The property comprises the site of the former St Cyres Lower School Dinas Powys which has now been demolished, together with former playing fields and agricultural land that is accessed via Murch Road/Murch Crescent, Dinas Powys that totals approximately 29.77 acres (12.05 hectares).

PLANNING

The site is identified within the Vale of Glamorgan Council's Deposit Local Development Plan (2011/2026) Written Statement as part of a slightly larger mixed-use residential and community use allocation site suitable for housing, new community and recreational facilities.

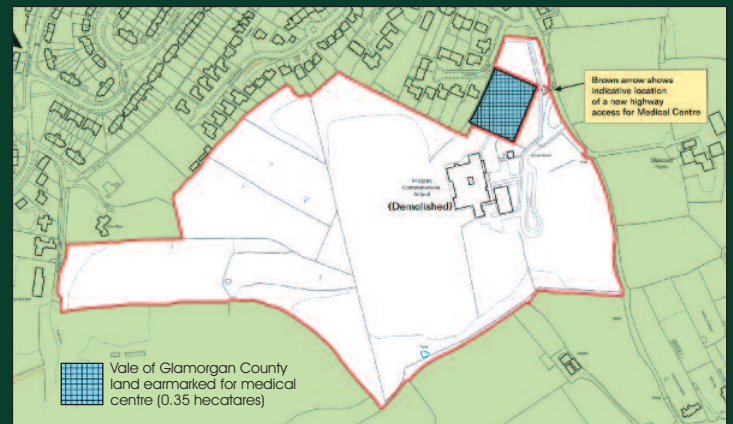
The additional land that is included within the Deposit LDP mixed use site allocation but excluded from the sale relate to a site for a Medical Centre 0.86 acre (0.35 hectare) and land owned by a third party extending to approximately 2.22 acres (0.9 hectare).

The Purchaser will be required to complete a Masterplan and Development Brief for the entire Deposit LDP site allocation extending to approximately 32.85 acres (13.30 hectares) for approval by the vendors prior to submission of a planning application.

It is envisaged that the land that is the subject of the sale will provide the majority of the new housing allocation together with community and recreational facilities.



Plans are for identification purposes only. Not drawn to scale.



TENURE

Freehold.

INFORMATION PACK

A detailed Information Pack is available from this office at a cost of £50 plus VAT to include Strategic Brief for Bidders, Planning and Highways Context Statement, Topographical Survey, Ground Investigation Report, Foul and Surface Water Report, Statutory Undertakers Information, copy of Title and Tender Forms.

METHOD OF SALE

Offers are invited on an informal tender basis. Tenders are to be submitted on the prescribed forms contained within the Information Pack and delivered to the Head of Legal Services, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU. Tenders to be received by **12 Noon on Friday 12 December 2014.**

BUSINESS, EMPLOYMENT AND TRAINING OPPORTUNITIES

It will be a condition of the sale contract that the successful bidder will be required to work with the Council's Employment Training Services officer to investigate and deliver where viable opportunities for local businesses, employment and training opportunities generated by the redevelopment of the site. Further information is available in the Information Pack on the pamphlet titled "Employees that Fit."

VIEWING:

Viewing strictly by appointment with the sole agents:
 Rawlins & Madley Chartered Surveyors,
 17 St Andrews Crescent, Cardiff, CF10 3DB
 Tel: 029 2064 0055
 Email: paul@rawlinsmadley.com



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