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BILFINGER

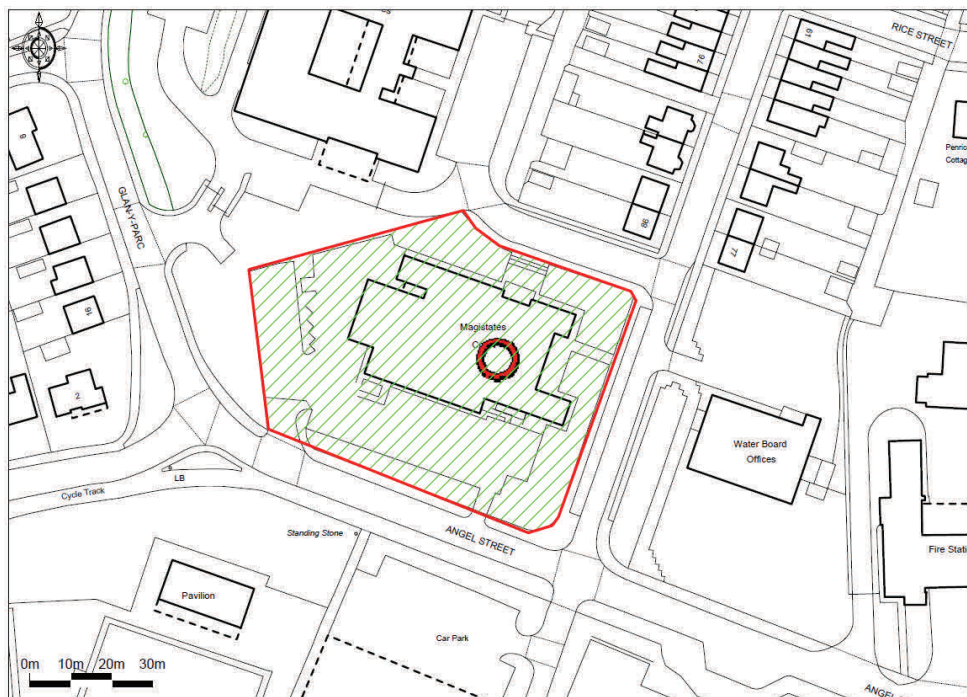


## FOR SALE Development Site

### Bridgend Law Court

Sunnyside Road  
Bridgend  
CF31 4AJ

1.22 acres (0.495 hectares)



#### Further information

For further information please contact:

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## Opportunity

The subject opportunity comprises a unique opportunity to acquire a development site within close proximity to Bridgend Town Centre.

The property and site offers the potential for a variety of alternative uses for both a comprehensive redevelopment of refurbishment. Potential future uses including residential development, care facility, etc subject to obtaining satisfactory planning permission.

Further details on application to marketing agents.

## Location

Bridgend Town Centre is located approximately 20 miles to the West of Cardiff, some 20 miles East of Swabsea and forms a large town with a population of approximately 49,000 residents.

The town has an established public transport network linking into Cardiff Central station along 2 railway lines, one being the mainline link between Swansea and London Paddington. The town also have an established bus link.

Bridgend lies accessed at Junctions 36 and 35 of the M4 motorway.

## Description

The subject opportunity comprises a 2 storey former Court building situated on a site of 1.22 acres (0.485 hectares) positioned on Sunnyside Road some 1/2 mile West of Bridgend Town Centre.

The property comprises a detached 2 stores building constructed of reinforced concrete with brickwork elevations under a flat roof.

Internally the property comprises a mixed layout with waiting areas, offices and ancillary accommodation across both floors together with 5 large court rooms and custody areas. The property was subject to a refurbishment in recent years.

The property has a substantial car park to the Western and Southern elevations with landscaping to the other sides.

There are 2 access points to the site both provided from Angel Road

The immediate area is of mixed land uses with existing residential constructed to the North and a mixture of development site, offices and Fire Station to the other sides.

## Accommodation

The property comprises the following accommodation—measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Floor	GIA Sq M	GIA Sq Ft
Ground	1,300.59	14,000
First	1,148.65	12,364
Total	2,449.24	26,364

The property is situated on a site of 1.22 acres (0.495 hectares).

## Planning

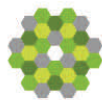
The property falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended.

The site lends itself for a redevelopment for a variety of uses — uses are subject to requisite planning permissions.

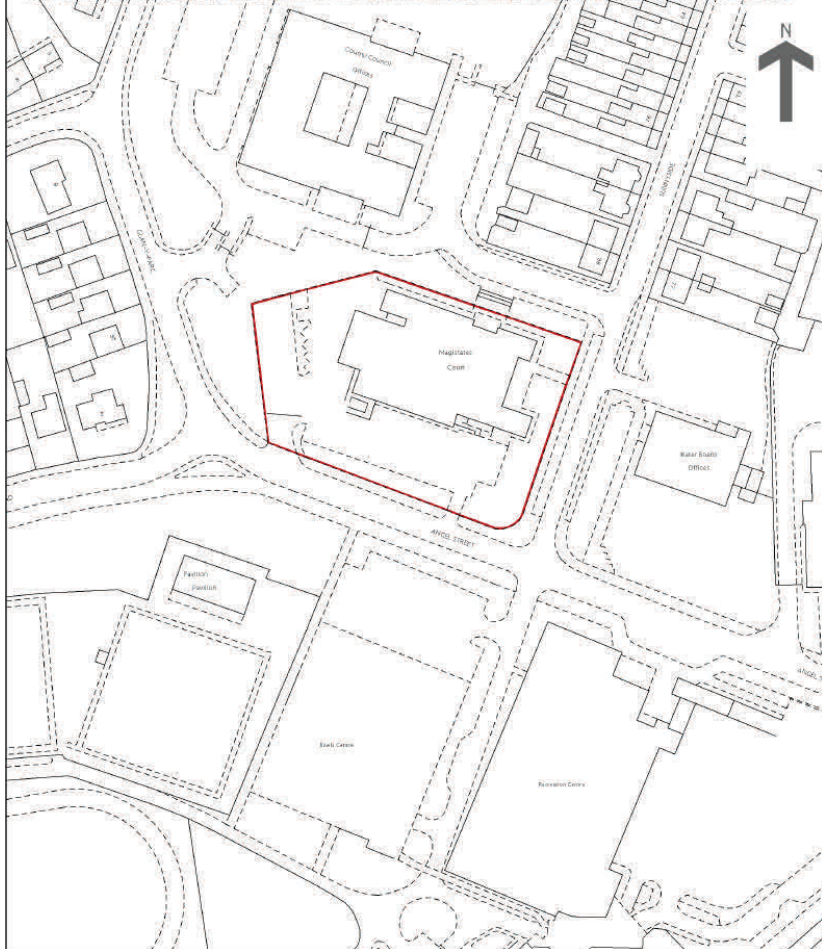


**Land Registry**  
Official copy of  
title plan

Title number **CYM436487**  
Ordnance Survey map reference **SS9079NW**  
Scale **1:1250**  
Administrative area **Bridgend / Pen-y-bont ar  
Ogwr**



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### Information Pack

Any further available information is available on request from agents.

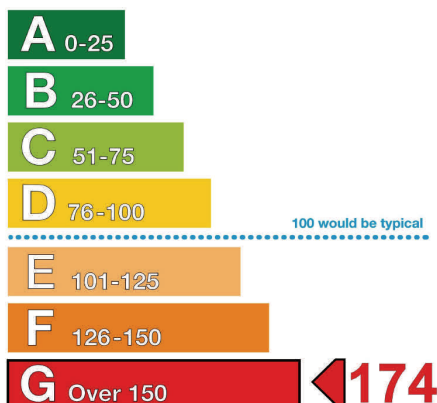
Any available information will be issued supporting any tender request.

### Tenure

We are advised that the property is held on a freehold

### Energy Performance

The property has the following rating:



### VAT

All figures quoted are exclusive of VAT, where applicable.

### Method of Sale / Timetable

The property is to be sold on an informal tender basis. Further details of timing and tender process on application to agents.

For more information and viewings please contact:

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