

SA 3/2195

By direction of the Trustees of the Estate of Thomas Thomas, Deceased

15/64

(a)

COUNTY OF GLAMORGAN

COWBRIDGE

FREEHOLD BUILDING
LAND

WITH OUTLINE PLANNING PERMISSION

known as

THE POLICE STATION FIELDS

FOR SALE BY AUCTION

THURSDAY, 22nd MARCH, 1962

Joint Chartered Auctioneers

Messrs. STEPHENSON & ALEXANDER
5 High Street
Cardiff
(Telephone 26316)

Messrs. HERBERT R. THOMAS, SON & EDWARDS
59 High Street
Cowbridge (Telephone 461)
Also at Neath (Telephone 837)

Solicitors

Messrs. LLEWELLYN & HANN
26 Victoria Street
Merthyr Tydfil
(Telephone 2384)
Also at Cardiff
(Telephone 32331)

PARTICULARS

THE

FREEHOLD BUILDING LAND

known as

THE POLICE STATION FIELDS

With Outline Planning Permission for Residential Development

for 20.314 Acres
(or thereabouts)
(*Coloured PINK on Plan*)

Together with

Small Area (1.140 Acres, or thereabouts) Scheduled for Public Open Space
(*Hatched PINK on Plan*)

Making a Total of
21.454 Acres
(or thereabouts)

Situate in the Parish of Llanblethian on the Western outskirts of Cowbridge, Glamorgan.

PLANNING PERMISSION

Planning Permission has been granted by the Glamorgan County Council for the development for residential purposes of the greater part of the land included in this sale. The details and conditions of the Planning Consent are set out in the Planning Permission Code No. P7/Z/110 dated the 15th August, 1960 issued by the Glamorgan County Council and in an accompanying letter dated the 15th August, 1960 sent by the Glamorgan County Council. These are summarised as follows :—

Planning Permission Code No. P7/Z/110 dated the 15th August, 1960.

The proposed development is permitted subject to :—

CONDITIONS

1. The consent shall not extend to the area hatched pink on plan.
2. Further plans showing the layout of the site, the siting, design and external appearance of the proposed dwellings being deposited with and approved by the Local Planning Authority.
3. The layout plans referred to in Condition 2 above showing provision made for a connection between the site and the adjoining land on the north-east side.

The reasons for the Council's decision to grant permission for the proposed development subject to compliance with the Conditions herebefore specified, are :—

1. The area hatched pink is allocated for development for Public Open Space purposes.
2. The application now made is in outline only.
3. To ensure that the development is properly integrated to the existing development.

Accompanying letter dated the 15th August, 1960.

This letter makes the following additional points :—

4. The accesses to the site from the Class II road (B4270) shall be sited at approximately points A and B on the plan. The gradient of these accesses shall not exceed 1 in 30 for the first 50ft. from the Class II road. The accesses should be laid out with 50ft. x 110ft. vision splays.
5. The site is traversed by a number of footpaths which are shown on the plan. These should be dealt with in accordance with the procedure laid down under Section 49 of the National Parks and Access to the Countryside Act 1949.
6. The River Board having been consulted, state that it is assumed that surface water from the site will be discharged into the water-courses on the southern edge of the site. This stream does not become " main river " of the Board until its confluence with the stream from Bowman's Well and some effort should be made by the riparian owner, to improve the channel before development takes place.

The main channel to its confluence with the River Thaw, has a very flat gradient and flooding will occur in this area if excessive quantities of water are discharged into it.

NOTE.—It is understood that the area of land scheduled for Public Open Space has been so designated as the land in question is considered unsuitable for building. The precise boundaries, layout and means of access to this area, are matters to be agreed in the usual way with the Planning Authority when detailed plans are submitted.

Copies of the above mentioned Planning Permission and the Accompanying Letter may be inspected, at the offices of the Auctioneers during normal business hours, and will be available at the Auction and the Purchaser shall be deemed to have notice thereof whether he inspects the same or not.

SERVICES

The position of a 9in. diameter main sewer of the Cowbridge Rural District Council is shown on the sale plan.

The adjoining enclosure O.S. No. 507 through which this sewer runs is at present in the vendors' ownership, but is to be acquired by the Glamorgan County Council for School Playing Fields.

The right to connect to this sewer at manholes B.4 and B.5 from the points X, Y and Z on the plan by means of lines of pipes, as indicated by broken lines on the plan, is included in the sale, the purchaser to reinstate the land on completion of the works to the satisfaction of the vendors and the Glamorgan County Council. It is to be anticipated that as the adjoining land is required for Playing Fields, any additional manholes to be constructed on the said lines of pipes will be required to be sunk below the level of the surface and grassed over.

As regards Main Water and Electricity, recent residential development has taken place on the opposite side of the Cowbridge/Llantwit Major (B4270) road to which houses these services have been connected, and therefore, no difficulty should be experienced in respect of these services.

OUTGOINGS

Tithe Redemption Annuity	..	£3	5s.	11d.
Land Tax		15s.	5d.

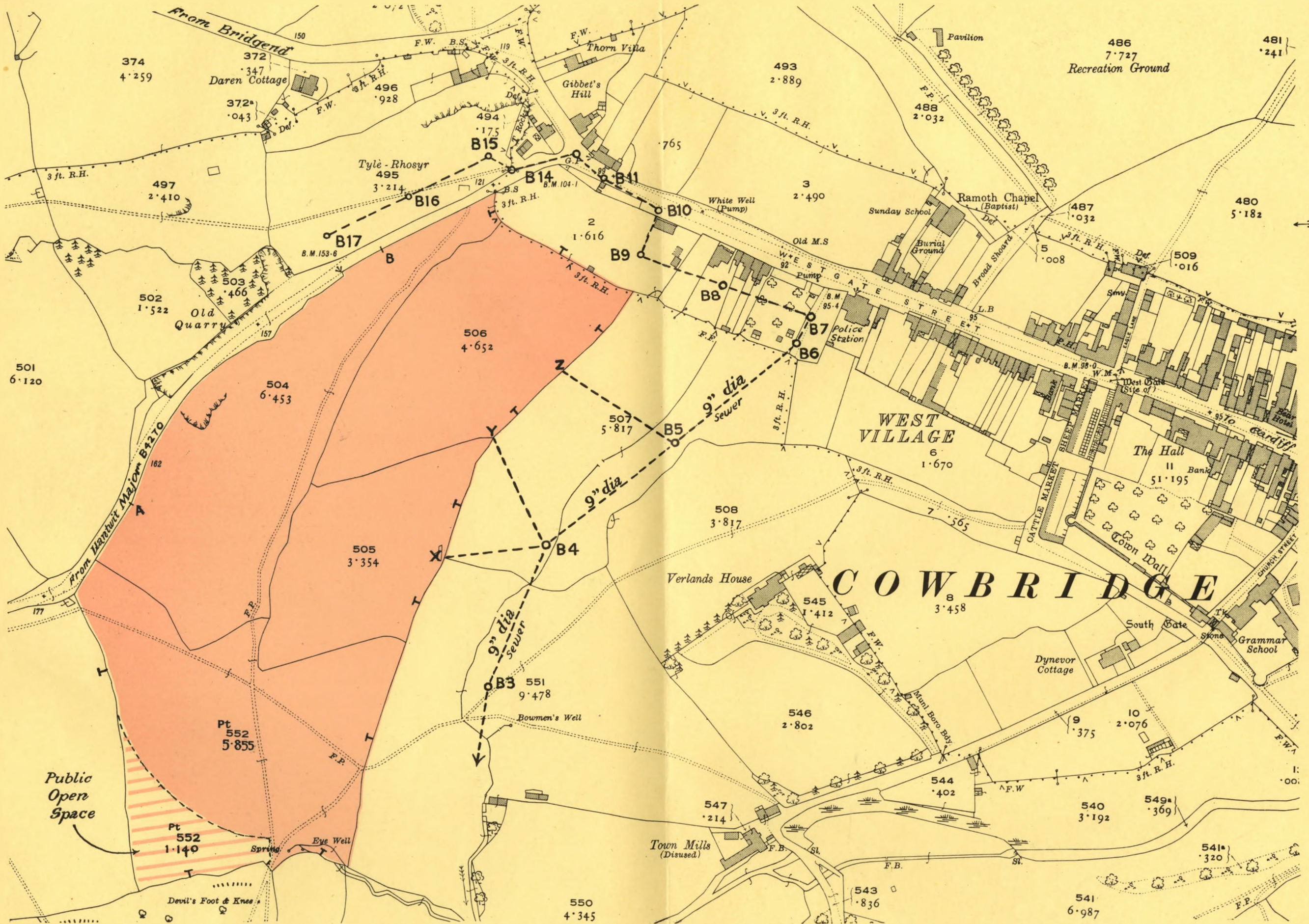
SCHEDULE

O.S. No.	Area	Remarks
504	6.453	} With outline planning permission
505	3.354	
506	4.652	
Pt. 552	5.855	
	----- 20.314	
Pt. 552	1.140	Scheduled for public open space

	Total 21.454 Acres	

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

FREE OF ANY TENANT RIGHT



This Plan is published for convenience only, and although believed to be correct, its accuracy is in no way guaranteed.

Scale - 1/2500 or 208.33 Feet to one Inch.

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