

By Direction of Mr. & Mrs. B. W. Preece.

1976

Ref. No: 50

For Sale by Public Auction, unless sold before.

COUNTY OF SOUTH GLAMORGAN

Cardiff 5 miles; Cowbridge 7 miles;
Rhoose Airport 9 miles; Llantrisant 11 miles

VILLAGE OF ST. NICHOLAS



one of Market 2/13 000

"THE COACH HOUSE"

ST. NICHOLAS, near CARDIFF

The stone farm buildings, with the Main Building illustrated above, and a spacious enclosed courtyard, situated in the centre of the Village, with a frontage to the Cardiff/Swansea road (A48) and within easy motoring distance of the present future lines of the M4 Motorway. An original Carriage House and Barn, together with a stone outbuilding on each side of the square courtyard AND WITH THE BENEFIT OF OUTLINE PLANNING PERMISSION TO CONVERT THE MAIN BUILDING INTO A SPACIOUS DWELLING HOUSE.

TO BE OFFERED FOR SALE BY AUCTION
(subject to being unsold at Auction Date)

ON WEDNESDAY, MARCH 2ND., 1977 AT 7.00 p.m. PROMPT
AT THE BEAR HOTEL, HIGH STREET, COWBRIDGE

"THE COACH HOUSE" ST. NICHOLAS, NEAR CARDIFF

"THE COACH HOUSE" comprises a most interesting and very spacious stone and slate building, set back approximately 18' from the pavement. To the rear of the main building is a courtyard of approximately 4,600 sq. ft. in area, whilst across the courtyard, on the northern side, is a large single-storey stone building, with a pantile roof, ideal for use as Garages, workshop, storage rooms or similar.

St. Nicholas has a very long history and is one of the Vale villages nearest to Cardiff. Intending purchasers will bear in mind that the westward extension to the M4 Motorway is now under construction, and will pass some miles to the north, eliminating a large proportion of the through-traffic now using the A.48.

It is not often that buildings so eminently suitable for conversion appear on the open market in such proximity to the Capital. Apart from the solid and practical nature of the buildings themselves, built in typical Vale of Glamorgan style, they are very spacious. The internal floor area on two floors of the main building would be in excess of 2,400 sq. ft. (see suggested layout) whilst the rear building gives great scope for storage, garaging and other uses.

Included in these particulars is a suggested layout, together with a front elevation in respect of the main building, prepared by an Architect for the present owners.

"THE COACH HOUSE" ST. NICHOLAS, NEAR CARDIFF

The accommodation includes:-

MAIN BUILDING (South side of courtyard)

Internal dimensions:-

(5.980m x 15.770m) (19'6" x 51'6") - 1,004 sq. ft.

ANNEXE (attached to Main Building)

(3.240m x 5.900m) (10'6" x 19'4") - 202 sq. ft.

SECONDARY BUILDING (Northern side of Courtyard)

(4.115m x 16.844m) (13'6" x 55'6") - 749 sq. ft.

THE ENCLOSED COURTYARD

(20.280m x 21.000m) (66'4" x 68'9") - 4,558 sq. ft.

FORECOURT AREA

(5.490m x 20.270m) (18'0" x 66'6") - 1,197 sq. ft.

THE TOTAL AREA OF THE SITE AND THE BUILDINGS IS 7,630 sq. ft.

N.B. All dimensions are approximate.

"THE COACH HOUSE" ST. NICHOLAS, NEAR CARDIFF

GENERAL REMARKS.

1) Drawing and Plans

These have been prepared by an Architect in order to give a clear impression of what can be done with the principal building. Clearly, the internal plan is merely a suggested layout and the prospective purchaser will no doubt want to incorporate other ideas.

2) Conservation Area

The property is located in a County Conservation Area which was so designated in October 1970.

3) Services

Mains electricity and water services already enter the Main Building. The public sewer is close to the north of the site (see plan).

4) Accessway on western side

The vehicular access to the courtyard and buildings (see photograph and plan) is off a short, wide drive to the west of the site. The purchaser will be granted a permanent legal right of way over this short driveway by the Vendor (see conditions). This right of way is clearly shown on the attached plan.

5) Tenure

The tenure is FREEHOLD.

6) Rates

The buildings are at present not assessed.

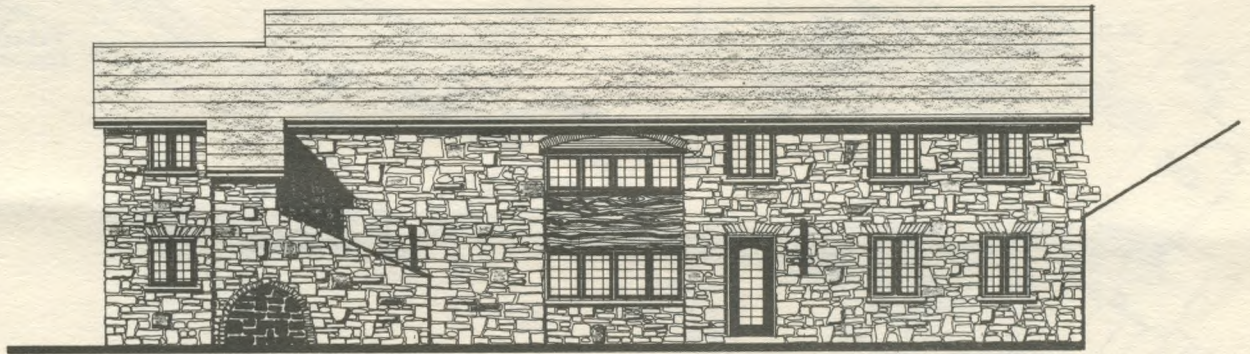
7) Possession

Vacant possession will be given upon completion of the sale.

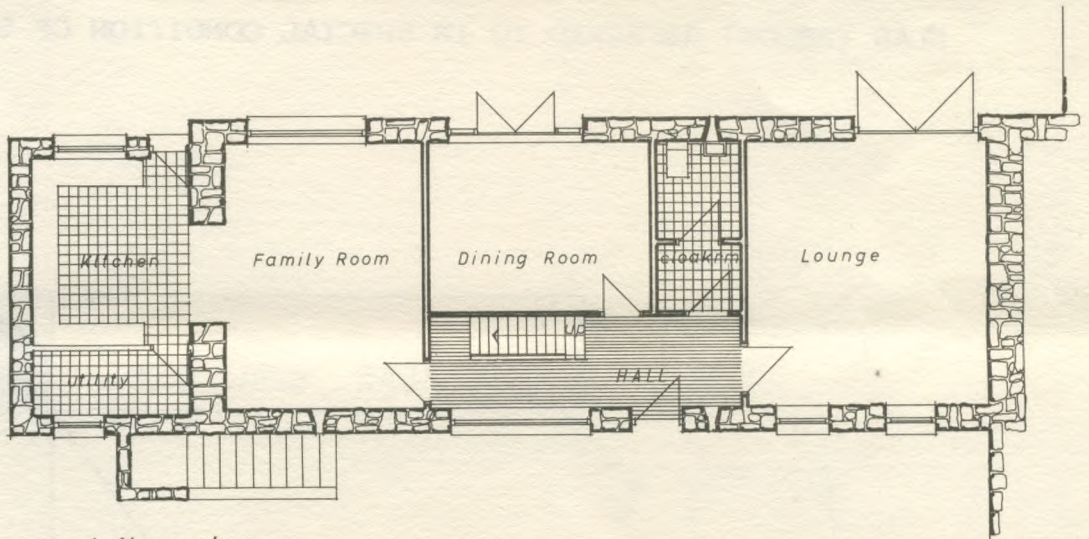
8) Planning Permission

Vale of Glamorgan Borough Council permission for development granted to Mr. B. W. Preece, Code No. 76/0928, is attached to these particulars of sale.

"THE COACH HOUSE" ST. NICHOLAS, NEAR CARDIFF



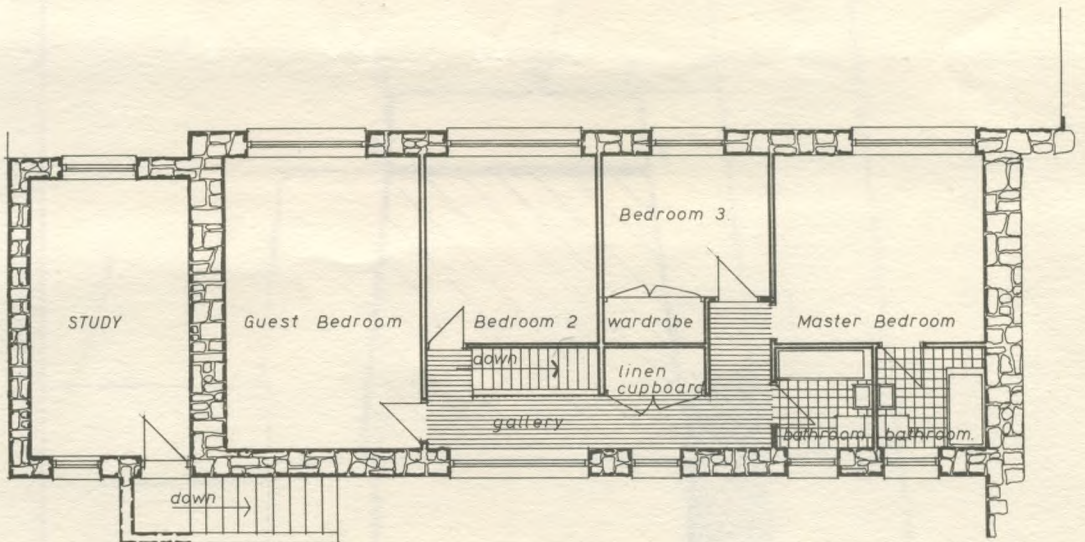
suggested elevational treatment [south]



ground floor plan.



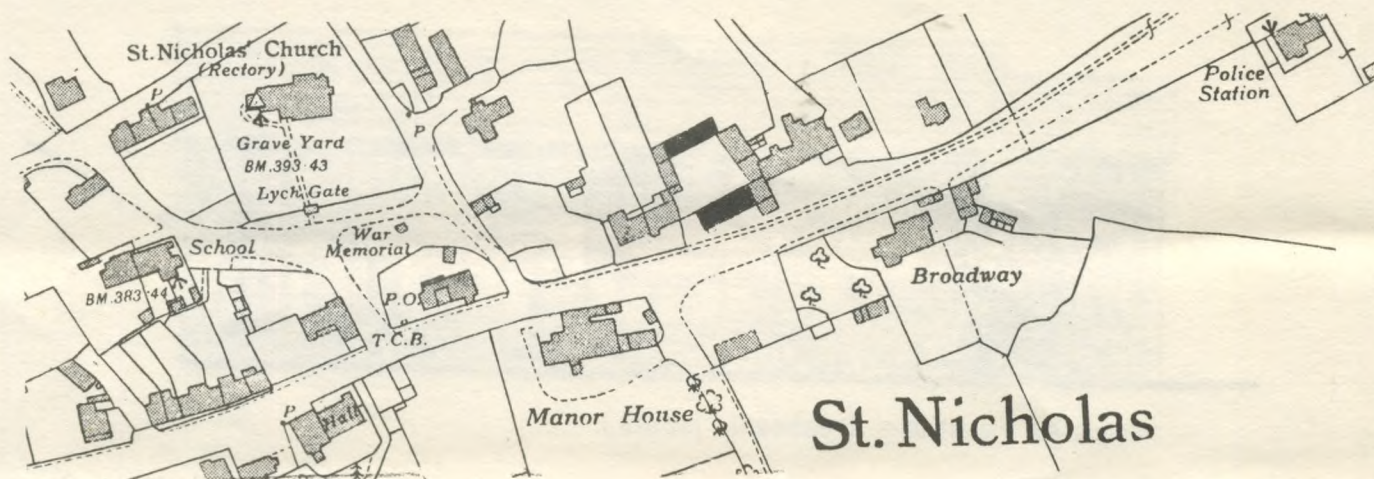
conversion of the Coach House
in the Village of St. NICHOLAS.



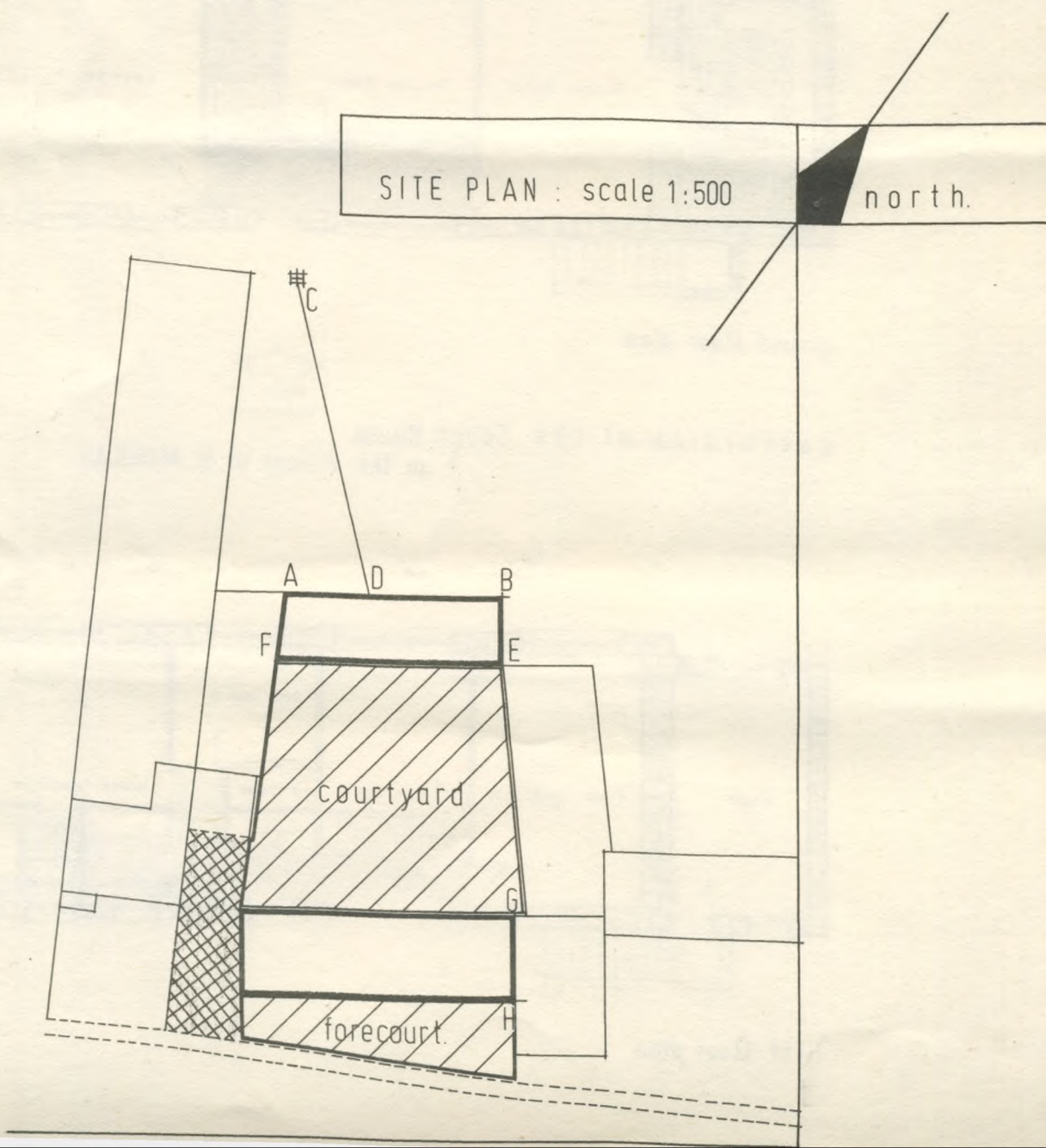
first floor plan.

"THE COACH HOUSE" ST. NICHOLAS, NEAR CARDIFF

Identification Plan, Extract from Ordnance Survey,
Crown copyright reserve
Reproduced with the permission of H.M. Controller, Ordnance Survey.



PLAN (BELOW) REFERRED TO IN SPECIAL CONDITION OF SALE.



7.

"THE COACH HOUSE" ST. NICHOLAS, NEAR CARDIFF

SPECIAL CONDITIONS OF SALE

1. Restrictive Covenant to be entered into by the Purchaser:-
 - (a) to create one single private dwelling house only, in accordance with the Planning Permission dated 14th December, 1976 (Code No. 76/0928) issued by the Vale of Glamorgan Borough Council, and a copy of which is appended to these particulars and to use the property conveyed henceforth as a single private dwelling house with domestic offices and for no other purpose.
 - (b) not to open any apertures in the wall A - B - E and not to lower the height of that wall.
 - (c) not to park vehicles upon or obstruct in any way the right of way shown shaded and hatched on the plan referred to.

2. Easements and Ancillary rights to be granted to the Purchaser:-
 - (a) a right of way for domestic purposes only with or without vehicles to pass and re-pass over the entrance way shaded and hatched on the plan referred to subject to sharing half the cost of its maintenance.
 - (b) the right to enter on to the Vendor's land and at his own cost and expense lay and construct with the best materials of their respective kind in the position shown by the line D - C on the plan referred to a sewer under the Vendor's said land so that the same may be connected with and discharge into the Public Sewer at the point marked C on the plan referred to. All works to be done by the Purchaser including all ground disturbed being made good to the reasonable satisfaction of the Vendor or his Surveyor.
 - (c) the right in fee simple as incident to the ownership or occupation of the property to be sold to use the said Sewer when completed and free to run and pass water and soil through and along the same together with the right to enter upon the Vendor's property but for the purposes only of cleansing repairing or renewing the said Sewer and making good all damage to the Vendor's property which may be caused by the exercise of such right.

3. Ownership of boundaries are as indicated on the Plan referred to, as follows:-

A - B and B - E to belong to the purchaser.
A - F and G - H to be party walls.
The Vendor retains the remaining walls.

4. Rights to be excepted and reserved to the Vendor:-
 - (a) all existing drainage from the Vendor's property from the roofs and gutters of the same unto the existing surface water drains in the yard of the property to be sold.

VALE OF GLAMORGAN BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACTS 1971-72
THE TOWN AND COUNTRY PLANNING (GENERAL)
REGULATIONS, 1974

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1973-74

PERMISSION FOR DEVELOPMENT

To Mr. B. W. Preece, The Three Tuns, St. Nicholas, Nr. Cardiff.

WHEREAS you did on the 28th day of June, 1976

make application in writing to the Vale of Glamorgan Borough Council (hereinafter referred to as "the Council") for permission to develop land at Building and Land adjacent to The Three short particulars of the development being as follows:— Tuns, St. Nicholas.

NAME OF APPLICANT	DESCRIPTION OF PROPOSED DEVELOPMENT
Mr. B.W. Preece	Conversion of buildings at present used for storage into a 2 storey house of the same plan area retaining the base stone wall and slate roof structure.

Vale of Glamorgan Borough Council as the Local Planning Authority, hereby Grant Permission for the proposed development in accordance with Article 5 (2) of Statutory Instrument 1973, No. 31. The Town and Country Planning General Development Order, 1973 as amended subject to the subsequent approval of the Authority with respect to any matters relating to the siting, design or external appearance of the buildings or the means of access thereto, proposals for car parking, and subject also to: (1) Application for the approval of the aforementioned reserved matters being made not later than the expiration of three years beginning with the date of this permission, and (2) the development being begun not later than whichever is the later of the following dates— (i) the expiration of five years from the date of this permission (ii) the expiration of two years from the date of the approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter approved; and to the following condition(s) (if any):

CONDITION(S)

1. This permission shall not extend to the proposed means of access as shown on the submitted sketch plans.
2. All vehicular access shall be obtained from the existing access to the west of the application site.
3. The detailed plans to be submitted in accordance with the conditions set out above shall show the retention of as many of the characteristic features of the existing building as is possible.

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

- 1 & 2. In the interests of highway safety.
3. In the interests of the visual amenity of this part of the Designated Conservation Area of St. Nicholas.

Dated this 14th day of December, 1976

J. Lewis (Handwritten Signature)
Chief Executive

(PLEASE SEE NOTE ON BACK)

"THE COACH HOUSE" ST. NICHOLAS, NEAR CARDIFF

1. TO INSPECT

Appointments to view can be made through the Offices of LUCAS AND MADLEY, Chartered Surveyors and Estate Agents, at their Head Office - Plymouth Chambers, 3 Westgate St., Cardiff CF1 1JF telephone 0222 - 388212 or through the Branch Offices at Penarth (telephone 0222 - 702456) and Dinas Powis (0222 - 514031)

The property may be seen at any time during daylight hours and the Agents will have access at all reasonable times. Applicants should be accompanied in all cases and it is particularly requested that prospective purchasers and their representatives do not call at the property without a prior appointment being made.

THESE PARTICULARS, ILLUSTRATIONS AND PLANS HAVE BEEN PREPARED WITH EVERY CARE BUT ARE FOR GUIDANCE ONLY. THEY ARE NOT GUARANTEED IN ANY WAY AND DO NOT FORM THE BASIS OF A CONTRACT. THE AGENTS AND THEIR CLIENTS EXPRESSLY EXCLUDE THEMSELVES FROM ANY LIABILITY OCCASIONED BY ERROR, OMISSION, MISUNDERSTANDING OR MISPRINT.

PROSPECTIVE PURCHASERS AND THEIR REPRESENTATIVES MUST SATISFY THEMSELVES THAT THE DESCRIPTIONS GIVEN IN THESE PARTICULARS AND PLANS ARE ACCURATE. QUERIES CONCERNING THE PLANNING PERMISSION CAN BE ADDRESSED TO THE VALE OF GLAMORGAN BOROUGH COUNCIL AND CONCERNING THE CONTRACT TO MESSRS. WALTER P. DAVID & SNAPE, 5 LIAS ROAD, PORTHCAWL, MID GLAMORGAN. TELEPHONE: PORTHCAWL 2070

The property will be offered for sale by Auction, subject to being unsold by Auction Date. The Auctioneers expressly reserve the right to withdraw the property prior to Auction without notice.

VENDORS' SOLICITORS:

MESSRS. WALTER P. DAVID & SNAPE,
5 Lias Road,
Porthcawl, Mid-Glamorgan.
0656 712070