

BARRY – DEVELOPMENT SITE – 0.8 ACRES

Coldbrook Road East, Cadoxton, Barry CF63 1NG



- Care home development site with resolution to grant permission for 71 beds
- Also suitable for private or housing association development

BARRY

- Population of just over 51,000
- Seven miles south west of Cardiff
- Major employers
- Access to coastline and commuter zone to Cardiff

THE SITE

- Situated in a sought-after residential area of Barry
- Modern development of semi-detached houses nearby and character cottages
- Prominent road-side location
- Quarter of a mile from a modern Tesco Extra store and Chemist
- Bus stop located alongside the site
- Excellent community facilities close at hand

DEMAND

There is an identified demand for care home facilities in the area and for other residential units. Based on demographics we estimate that there is considerable demand for registered care beds for the elderly within a five mile catchment of the site.

TERMS

- Price:** Offers in the region of £675,000
VAT: Applicable to the purchase price
Costs: Each party to bear their own costs in the transaction
Offers: The preference is for unconditional offers, but consideration will be given to a straightforward conditional proposal

SUBJECT TO CONTRACT

ALL ENQUIRIES

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