

VALE of GLAMORGAN



For sale on the instructions of Vale of Glamorgan Council

**DEVELOPMENT OPPORTUNITY**

# FORMER PUBLIC TOILET BLOCK

Nell's Point | Barry Island | CF62 5AJ



# FORMER PUBLIC TOILET BLOCK

## Location

Barry is a coastal town approximately 14km (9 miles) southwest of Cardiff. Nell's Point occupies an elevated position to the east of Barry Island Pleasure Park which is a seasonal seaside attraction, popular with holiday makers. Within the immediate area are many of the traditional entertainments and facilities usually associated with a typical British seaside resort including amusement arcades, pubs, restaurants, cafes and take away outlets.

Barry Island Train Station is within walking distance of Nell's Point and provides a regular direct service to Cardiff City Centre and Bridgend Town Centre.



## Description

The property is a vacant Grade II listed former public convenience, constructed circa 1923 as part of the development of Barry Island as a seaside resort. It was closed to the public in 1995.

Single story and rectangular in design with a neo classical façade, flat roof terrace and under-croft storage and set on approximately 0.17 hectares (0.4 acres). Construction is concrete and steel with brick panels and accommodation comprises approximately 419 sq m (4,510 sq ft) excluding the under-croft and terrace.

## Planning

The site is being offered to the market with the aim of securing a redevelopment with a use or mix of uses that will complement the Barry Island tourism and leisure offer e.g. **Food and Drink** (A3) uses, an element of **Ancillary Retail** uses (A1), **Hotel** (C1) or **Assembly and Leisure** uses (D2).

The Council will consider proposals that include some supporting elements of residential development provided it is necessary to make the scheme viable and deliverable and preferably to include rented holiday accommodation alongside any private apartment proposals.

## Purchasers Costs

The purchaser will be required to pay the Council's reasonable legal and surveyor's fees up to a maximum of £5,000.

## Method of Sale

The property is offered for sale by way of an informal tender on the basis of the terms and conditions set out in the strategic development brief.

Tenders are to be submitted in the manner prescribed within the brief and delivered to the Head of Legal Services, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU in an official tender envelope by **12 Noon on Friday 11 August 2017**.

A copy of the strategic development brief, tender form and official envelope will be made available to prospective purchasers on request.

## Condition

Potential purchasers should be aware that the property is in a dilapidated condition and requires significant renovation. Please refer to the Strategic Development Brief for further details.

## VAT

VAT will be payable on the purchase price.

## Tenure

999 year lease.

**This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg**

## Further Information

 Please contact the sole agent:

JLL  
One Kingsway  
Cardiff  
CF10 3AN  
029 2022 7666

### Paul Tarling

T: +44 (0)292 072 6047 M: +44 (0)7970 849985  
paul.tarling@eu.jll.com

### Chris Sutton

T: +44 (0)292 072 6014 M: +44 (0)7710 888017  
chris.sutton@eu.jll.com

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