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PALACE AUCTIONS

LONDON

LOT TBC

# Land at Nantymoel

OGMORE VALLEY · BRIDGEND CF32 7RW

*Approximately 3.6 acres of freehold land in two adjoining parcels on the edge of the village, with vacant possession and a possible implemented residential consent*

GUIDE PRICE\*

£125,000

\*Plus buyer's premium of 2%. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

## THE OPPORTUNITY

# Land on the edge of Nantymoel

Approximately 14,710 sq m of freehold land in two adjoining parcels at the head of the Ogmore Valley, with potential for residential or community use, subject to planning.

|                   |                    |                      |                      |                |
|-------------------|--------------------|----------------------|----------------------|----------------|
| 14,710            | c.3.6              | 2                    | Freehold             | £125k          |
| SQ M<br>(APPROX.) | ACRES<br>(APPROX.) | ADJOINING<br>PARCELS | VACANT<br>POSSESSION | GUIDE<br>PRICE |

## The land

The land sits on the western edge of the village, rising behind the terraces of Court Colman Street and Nant-y-Moel Row, with open hillside beyond. It is largely wooded, and a track runs through it. It is sold with vacant possession on completion. The auctioneers have not yet inspected the land.

## Planning

We understand that at least two houses have already been built on the site under an earlier residential consent. In the auctioneer's opinion, that consent may have been lawfully implemented and may still apply to the rest of the site, which could allow further homes to be built without a new application.

This has not been confirmed. Buyers must investigate the consent, its conditions and whether it is still capable of being built out, with Bridgend County Borough Council and their own advisers, before bidding.

Buyers should also check access, levels and ground conditions, trees and ecology, any rights of way, and any mining legacy, as Nantymoel is a former colliery village.

## LOCATION

## Nantymoel, Ogmore Valley

A village at the head of the Ogmore Valley in Bridgend County Borough, with local shops including a Co-op, and a primary school.

## CONNECTIONS

**A4061**

Through the village, south to Bridgend.

**Bridgend**

About 8 miles. Main-line rail station.

**M4**

Via Bridgend, for Cardiff and Swansea.

**Rhondda**

Treorchy and Ton Pentre stations over the hill.

Buyers should check distances and journey times for themselves.

**Possible implemented consent.** At least two houses have been built on the site under an earlier consent. Buyers must investigate whether it still applies.

## THE SITE

# The site from above



Aerial view. The site is outlined in green, west of Court Colman Street and Nant-y-Moel Row. Markings shown on the source map that are not part of the lot have been removed.

Aerial images are for identification only and are not to scale. The boundary shown is indicative. Buyers must rely on the title plan in the legal pack.

## SALE DETAILS

## Buying this lot

## AT A GLANCE

## Lot TBC

|             |                                                                                                         |
|-------------|---------------------------------------------------------------------------------------------------------|
| ADDRESS     | Land off Glanavon Terrace and Nant-y-Moel Row, Nantymoel, Bridgend CF32 7RW                             |
| PROPERTY    | Freehold land in two adjoining parcels, largely wooded, with a possible implemented residential consent |
| SITE AREA   | Approximately 14,710 sq m (about 3.6 acres), subject to survey                                          |
| GUIDE PRICE | £125,000*                                                                                               |
| AUCTION     | Wednesday 28 October 2026                                                                               |
| VENUE       | Claridge's, Brook Street, Mayfair, London W1K 4HR                                                       |
| METHOD      | In the room, online and by telephone                                                                    |
| CONTRACT    | Unconditional. Exchange on the fall of the hammer.                                                      |
| DEPOSIT     | 10% of the purchase price, payable on exchange                                                          |

## LEGAL &amp; FEES

## Before you bid

|                 |                                                                                                                                 |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------|
| TENURE          | Freehold                                                                                                                        |
| PLANNING        | Earlier residential consent, under which at least two houses have been built. May have been implemented. Buyers to investigate. |
| POSSESSION      | Vacant possession on completion                                                                                                 |
| LOCAL AUTHORITY | Bridgend County Borough Council                                                                                                 |
| INSPECTION      | Not yet inspected by the auctioneers                                                                                            |
| BUYER'S PREMIUM | 2% of the purchase price, payable on exchange                                                                                   |
| LEGAL PACK      | Title and any planning documents, from <a href="https://palaceauctions.com">palaceauctions.com</a>                              |
| VIEWING         | The open land may be viewed at any reasonable time, at your own risk                                                            |

## How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
- 3 Read the legal pack**, the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

## IMPORTANT NOTICES

# Please read before bidding

**Guide price and reserve.** A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

**Not inspected.** The auctioneers have not inspected the land. The site area and description are based on information from the seller and the title. Buyers must inspect the land and satisfy themselves on all matters before bidding.

**Planning.** At least two houses are understood to have been built on the site under an earlier residential consent. The auctioneer's view that the consent may have been implemented and may still apply is an opinion only and is not a statement of fact. Buyers must investigate the consent, its conditions and its current status with Bridgend County Borough Council and take their own planning and legal advice.

**Ground conditions.** The land is wooded hillside in a former coal-mining area. Buyers should obtain a mining search and take advice on levels, stability, drainage, access, trees, ecology and any rights of way.

**Possession and viewing.** The land is sold with vacant possession on completion. The open land may be viewed at any reasonable time, entirely at the visitor's own risk.

**Fees and additional costs.** Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price on exchange. Buyers should also budget for Land Transaction Tax, VAT if applicable, their own legal fees and any finance costs.

**Particulars and AML.** These particulars are a general guide only and do not form part of any offer or contract. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions and any addendum. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

**Authority.** Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

**Why buy at Claridge's.** Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

**Offers before auction.** The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

## Palace Auctions London

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