

Land at Simpsons Way, Pyle, Bridgend  
County. CF33 6HU

£25,000



## Land at Simpsons Way, Pyle, Bridgend County. CF33 6HU

The property (Land) consists of an unadopted tarmacadam lane which was previously a garage compound area serving the rear of properties located on Monks Close and Pyle Inn Way. The land comprises approximately 1,750 sqft. The lane currently serves one property and several garages which will retain a right of access. There are some other properties that use Simpsons Way as an access route however there is nothing legally permitting this.


£25,000

- Amenity Land
- Access lane serving some garages and a property
- Potential income producing for access rights
- Former Local Authority land





# EPC

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| England, Scotland & Wales                   | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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