



Residential Development Opportunity - Land with Outline Planning for Residential at Caerphilly

- Outline Planning for 9 houses including 4 affordable housing units
- Plot of land 1.1 miles from centre of Caerphilly
- Housing, Community/Commercial uses to the East of the site
- Residential Development to the West of the site
- Caledfryn Way and local school complex to the North of the site
- B4263 & Abertridwr Road to the south of the site

Land

FOR SALE

2.14 Acres

(0.87 Hectares)



Land At Welland Buildings, Abertridwr, Caerphilly, CF83 2PG

Summary

Available Size	2.14 Acres
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The site comprises a triangular parcel of land bordered by redundant scrubland which was previously developed brownfield land.

Location

The site is located approx. 1.1 miles north-west from the centre of Caerphilly. The site is bounded to the west by established residential development, the south by the B4263 and the Abertridwr road and housing, community/ commercial uses to the east and Caledfryn Way and the local primary school complex to the north.

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Land	93,218.40	8,660.27	Available
Total	93,218.40	8,660.27	

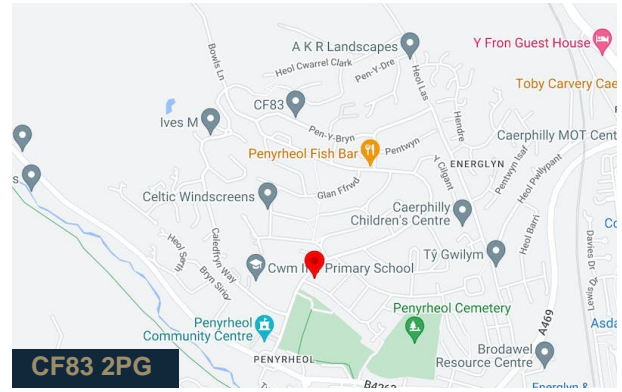
Tenure

We understand the property is held on an unencumbered freehold title with full vacant possession upon completion.

Development Opportunities/ Planning

The site has approved outline planning for up to 9 dwellings, including four affordable homes under Application No: 21/1124/OUT.

Further information is available upon request and the local planning portal.



Viewing & Further Information

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