



FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT ABERTRIDWR ROAD
CAERPHILLY
CF83 2AL

- Freehold Development Opportunity
- Outline Planning Permission (15/0442/OUT)
- Total Site Area circa 4.04 acres
- Edge of settlement location to North West of Caerphilly Town Centre

EXPRESSIONS OF INTEREST INVITED

LOCATION

The land is accessed directly from Abertridwr Road, and is located approximately 1.5 miles north west of Caerphilly town centre, toward the edge of the Ty Isaf residential estate, the area offers a number of local amenities and community facilities including primary schools and convenience stores.

DESCRIPTION

The property comprises a sloping, broadly rectangular parcel of land with a south facing aspect with pleasant rural views and extends to approximately 4.04 acres. The land is suitable for residential development and benefits from an outline planning permission (15/0442/OUT) as detailed below. The overhead electricity line is to be removed and rerouted underground and offsite.

PLANNING

The property benefits from an outline planning permission for the development of 17 detached units and 8 flats (15/0442/OUT). Further information relating to the planning permission is available within the technical pack.

The density of the development could be increased with the addition of a unit on the area where the overhead line is to be removed, subject to the grant of planning permission.

TERMS AND PROPOSALS

Expressions of interest are to be submitted in writing to Trevor Isaac (trevor.isaac@brinsons.co.uk) or James Williams (james.williams@brinsons.co.uk).

TECHNICAL PACK

A technical pack is available upon request, containing the following pertinent information:-

- Outline Planning Permission
- S.106 agreement
- Phase 1 ecology survey
- Preliminary site investigation
- Services profile
- Site Plan
- Sketch site layout
- Wales & West correspondence
- Welsh Water correspondence

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
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CF83 1NX

Tel: 02920 867711

Trevor Isaac BSc MRICS
trevor.isaac@brinsons.co.uk

James Williams BSc (Hons) MRICS
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**SUBJECT TO CONTRACT AND AVAILABILITY
FEB18**

INDICATIVE LAYOUT SCHEME



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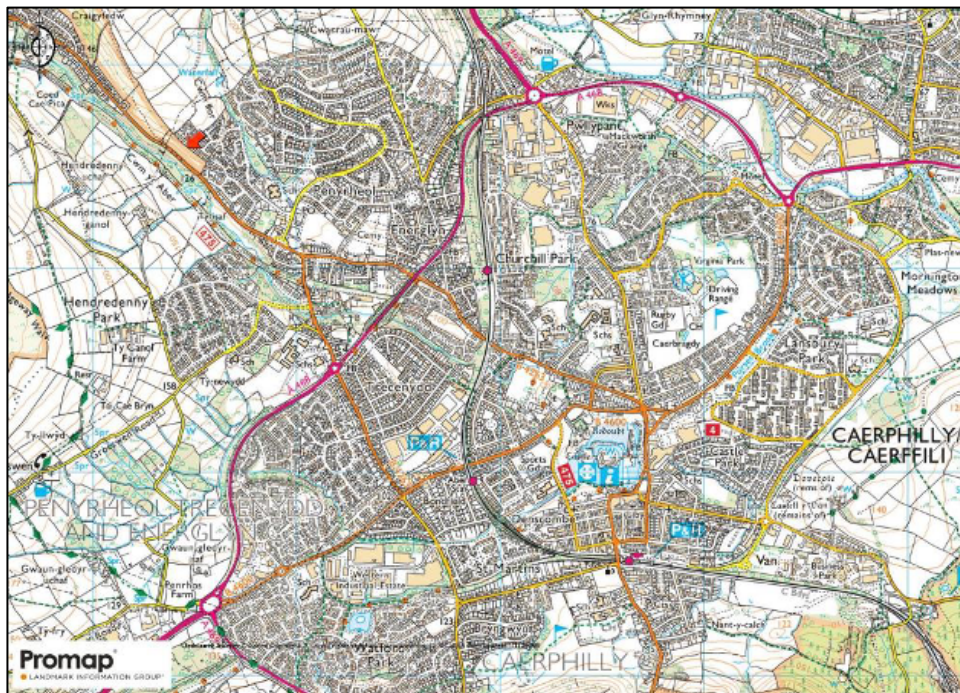
ALSO AT: 67 HIGH STREET, COWBRIDGE, CF71 7AF

Directors: T.A. Isaac B.Sc. MRICS R.T. Harris B.Sc. (Hons) MRICS

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Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX





IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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