



DEVELOPMENT SITE FOR SALE

DEVELOPMENT LAND HIGHFIELD INDUSTRIAL ESTATE FERNDALE, CF43 4SX

- Freehold development opportunity
- Potential for industrial or residential development subject to obtaining the necessary planning consents
- Total site area circa 2.15 acres (0.87 Ha)
- Established industrial location

PRICE – £160,000 EXCLUSIVE

LOCATION

The parcel of land is located within the Highfield industrial estate in Ferndale which is an existing and established industrial location.

The land benefits from good transport links along the Rhondda Valley to Aberdare, Pontypridd, and Hirwaun via the A4233 which leads to Junction 32 of the M4 Motorway which is 16 miles away.

DESCRIPTION

The site comprises a parcel of land level in the main and adjacent to the main estate roadway within the Highfield Industrial Estate.

The site is edged red on the below plan and filled in yellow to identify the parcel of land being sold.

SITE

The total site area equates to circa 2.15 acres (0.87 ha).

TERMS

The land is available to purchase on a freehold basis with full vacant possession.

PRICE

£160,000 exclusive.

PLANNING

There are no current or pending planning applications for the land but it offers the future potential for industrial development subject to obtaining the necessary planning consents.

All prospective purchasers should raise enquiries direct with Rhondda Cynon Taff Council Planning Department in this regard.

VAT

We have been advised that VAT is payable.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

Joshua Isaac – joshua.isaac@brinsons.co.uk

Trevor Isaac – trevor.isaac@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY
2436/OCT22



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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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

'Eastgate' Market Street
Caerphilly CF83 1NX

T. 02920 867711

E. caerphilly@brinsons.co.uk

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