



## Cwmgwiddil Heol Y

offers over £320,000

- Sought after location
- 6 Acres of land
- Prime Development Opportunity
- Viewing is highly recommended
- Council tax band B
- 3 Derelict cottages on the land
- EPC Rating: Exempt



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**pa** peter  
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## About the property

We have on offer this plot of land which consists of approximately 6 acres, it is within the Unitary Development Location and would accommodate around 20 to 30 houses. Please note this land comes without planning.

There are 3 derelict cottages on the land, that you wouldn't need planning permission for as the four walls and concrete base are already in place and have been for many years. The property was also used as a storage yard for past 50 years and was rated as cwmgwiddil scrap yard storage of scrap materials and accessories. This property would suit a developer or someone in the scrap metal recycling business. This mixed use property is up for sale for the first time on the market and has been in the same family since 1915

Viewing is recommended to any developers looking for an investment opportunity.

PLEASE CONTACT PETER ALAN GORSEINON ON 01792 894422 FOR ANY FURTHER DETAILS



Accommodation

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## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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