

Plans are for identification purposes only

**8.15 hectares (20.14 acres)**

## **Property Highlights**

- **Predominantly flat site**
- **Net developable area (development plateau) of approximately 3.22 ha (7.95 ac)**
- **Established industrial location**
- **Easily accessible from the A469 and the Heads of the Valleys Road**

For more information, please contact:

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[cushmanwakefield.com](http://cushmanwakefield.com)

## Location

The site is located in a prominent position at the southern end of the Heads of the Valleys Industrial Estate, accessed from the A469.

Nearby occupiers include Convatec and Richards and Appleby Limited.

The Heads of the Valleys Industrial Estate itself lies on a plateau above the A469 approximately 1 mile north west of Rhymney and 4 miles east of Merthyr Tydfil, with the A465 offering good transport links to South and West Wales as well as the Midlands via the A40 and M50/M5 motorways. Junction 32 of the M4 is approximately 25 miles to the south, via the A465 and A470 dual carriageway.

## Description

The site consists of a single parcel of predominantly flat land with a total gross area of approximately 8.15 hectares (20.14 acres), which nets to an approximate area of 3.22 hectares (7.95 acres) developable.

The site is located at the junction of the A469 and the main estate road.

## Planning

As per Caerphilly County Borough Council's adopted LDP (2010), the land is allocated for employment uses which permits any use within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.

The site is considered a key employment allocation within the Heads of the Valleys Regeneration Area. For all planning enquiries contact:

Planning and Building Control, Pontllanfraith House  
Pontllanfraith, Blackwood  
NP12 2YW - 01495 235268

## Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

[cushmanwakefield.com](http://cushmanwakefield.com)

## Tenure

The site is available for sale (freehold).

## Quoting

On application

## Legal Costs

Each party to bear their own legal and surveyors costs incurred in the transaction.

## VAT

VAT will be charged on all costs.

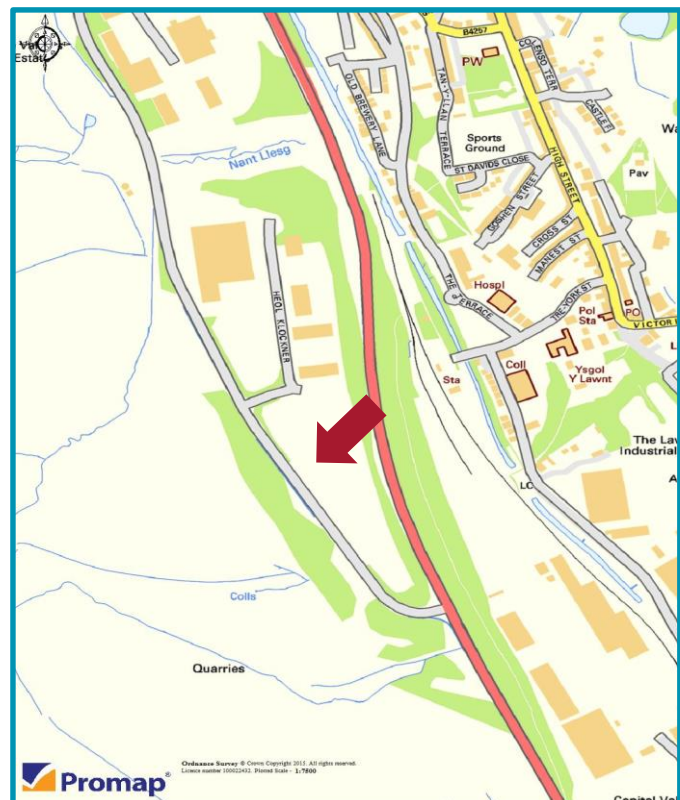
## Viewing

For further information please contact the sole agents:

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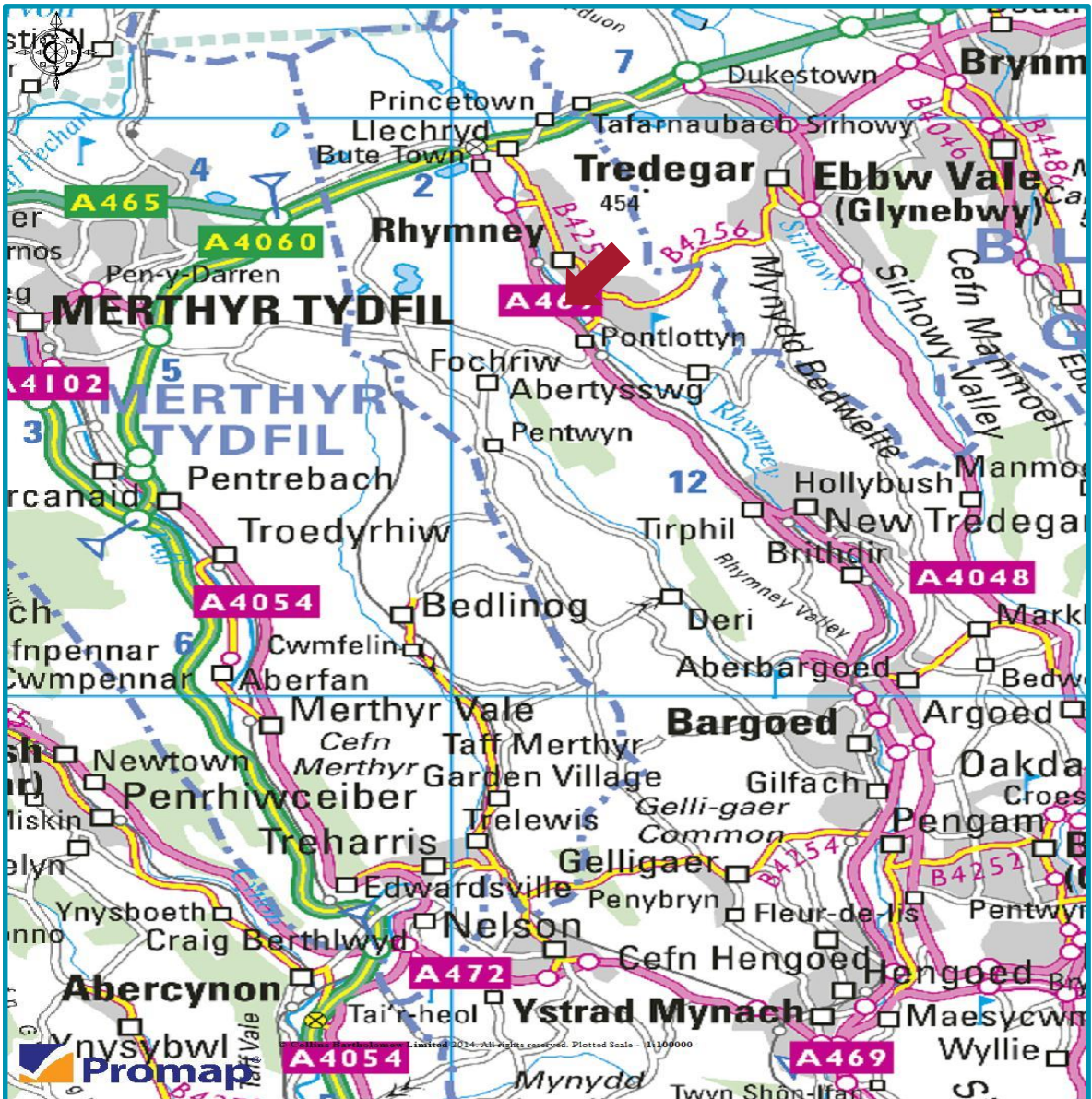
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# Land at Heads of the Valleys Industrial Estate

Rhymney, NP22 5RL



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