



**High Street, Hirwaun,
Aberdare, Rhondda Cynon Taf,
CF44 9SL**

**FOR SALE
£190,000**



- **Excellent project**
- **Central Location**
- **Former Police Station**

Project Property



Property Description

T Samuel Estate Agents are pleased to offer for sale a rare and particularly interesting redevelopment opportunity in the heart of Hirwaun.

Formerly used as the local police station, 30 High Street is a substantial property arranged over two floors and provides an extensive and unusual internal layout that is crying out for conversion and a new lease of life.

The building offers a considerable amount of accommodation, with the existing floor plan comprising numerous individual rooms across both floors, together with kitchen, WC and bathroom facilities, storage areas and circulation space. Its size and configuration provide an exciting blank canvas for a purchaser with the vision to transform the former public building into residential accommodation.

Subject to obtaining all necessary planning permissions, building regulations approvals and any other required consents, the property could potentially lend itself to a variety of residential schemes. A purchaser may wish to investigate conversion into a substantial individual family home, multiple apartments or another residential configuration, depending upon their requirements and what the relevant authorities will permit.

The existing layout is particularly interesting from a development perspective, with rooms positioned around the building on both floors and existing bathroom/WC facilities already present. The sheer amount of space provides considerable flexibility when considering a future layout.

Its former use also gives the property a character and history that sets it apart from a conventional residential development opportunity. For the right purchaser, there is real scope to create something distinctive while retaining elements of the building's original identity.

Situated on High Street, Hirwaun, the property occupies a convenient position within the village, with local shops and amenities nearby and good access towards Aberdare and the wider road network.

A genuinely unusual opportunity for developers, investors or purchasers looking for a substantial conversion project.

Key Features: Former Hirwaun Police Station • Substantial two-storey building • Extensive existing accommodation • Numerous rooms across both floors • Exciting residential conversion opportunity • Potential for a large individual dwelling or multiple units, subject to consent • Existing kitchen, bathroom and WC facilities • Central Hirwaun location • Excellent project for developers and investors

IMPORTANT: The property is currently offered in its existing configuration and prospective purchasers should make their own enquiries regarding planning, change of use, building regulations, services and the suitability of the building for their intended use. Any reference to potential residential layouts or development is illustrative only and should not be taken as confirmation that the relevant consents will be granted.

TENURE

Freehold - The property is held under title: CYM570364. The property is being sold with vacant possession.

TURN OVERAGE

The Vendor will be entitled to the following share of any uplift if the purchaser disposes of the property for a higher price within 3 years of completion.

- 100% in year 1
- 75% in year 2
- 50% in year 3

VAT

All figures are exclusive of VAT, where applicable.











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FLOORPLAN

