



## FOR SALE – DEVELOPMENT OPPORTUNITY

LAND REAR OF 229 BEDWAS ROAD  
CAERPHILLY  
CF83 3AR

- Garage premises with adjacent former caravan park
- Total site area circa 0.36 acres (0.15 ha)
- Potential Residential Development site (subject to planning permission)
- Freehold with vacant possession
- Conveniently located close to local amenities and major road networks

**PRICE ON APPLICATION**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property is located to the rear of 229 Bedwas Road which is the main arterial roadway in to Caerphilly from the east.

The site benefits from convenient access to the A470 Cardiff to Merthyr trunk road some 3 miles to the west. The A470 provides a direct link to Junction 32 of the M4 Motorway a further 2 miles to the south. Junction 28 of the M4 at Newport is approximately 8 miles to the east of the estate via the A468.

## DESCRIPTION

The property comprises a detached garage building with adjacent yard and former caravan park.

The garage is of blockwork construction supporting a steel frame roof which is clad in single skin asbestos corrugated sheeting. The garage has three phase electricity and water connected to the property.

The yard area is located immediately to the south and rear of the garage with access available via double metal gates. It totals circa 0.36 acres (0.15 ha) and is bounded by mature conifer trees.

## ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Garage/ Workshop area - 1,190 sq ft (110.5 sq m)  
Adjacent yard – 0.36 acres (0.15 ha)

## SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## PLANNING

The site does not currently benefit from a planning consent but has the potential to be re-developed subject to obtaining the necessary planning consents. All interested parties should make their own enquiries in this regard.

Illustrative development options are outlined below.

## TERMS

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

## PRICE

On Application

## 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  
Market Street  
Caerphilly  
CF83 1NX

Tel: 02920 867711

Trevor Isaac - [trevor.isaac@brinsons.co.uk](mailto:trevor.isaac@brinsons.co.uk)

Dan Jones - [daniel.jones@brinsons.co.uk](mailto:daniel.jones@brinsons.co.uk)

## SUBJECT TO CONTRACT AND AVAILABILITY

OCT20/1927/2225



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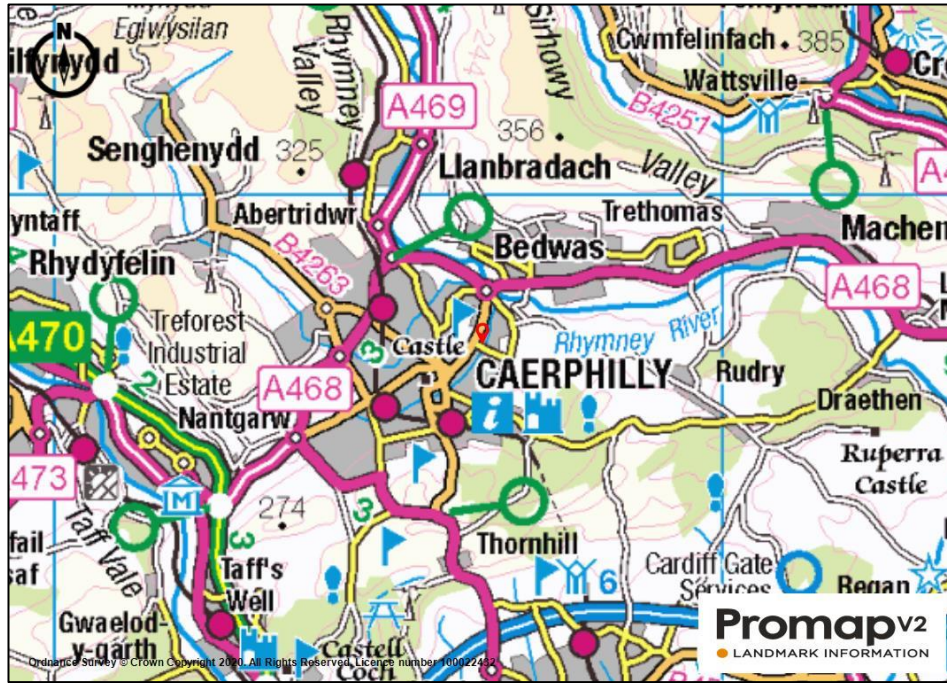
ALSO AT: 67 HIGH STREET, COWBRIDGE, CF71 7AF

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

Brinsons is the trading name of Brinsons Ltd. Company No. 06030712

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

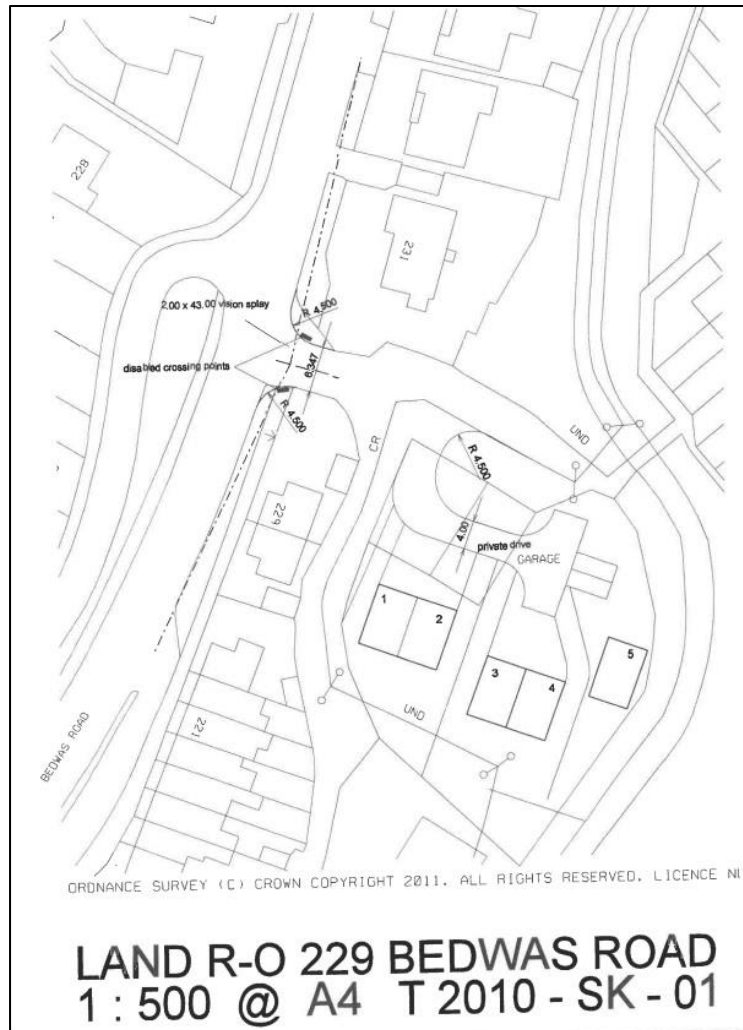
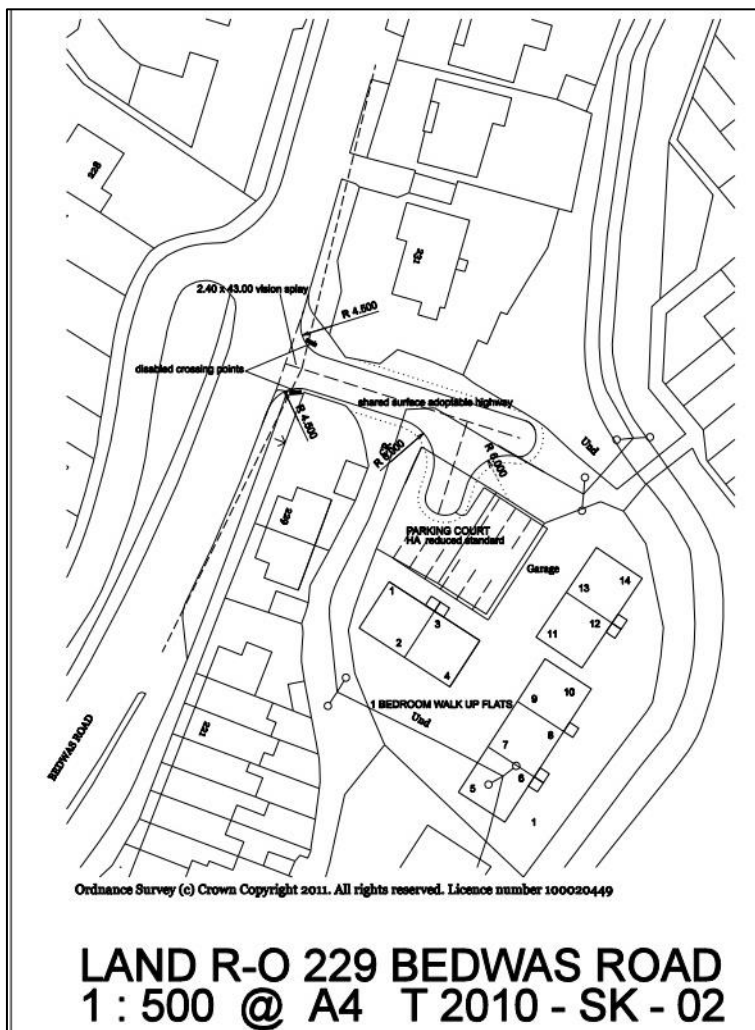
Location Plan



Site Plan



## Illustrative Development Plans



### 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**

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