

PROMINENT MIXED USE DEVELOPMENT SITE

PENRHOS ROUNDABOUT
CAERPHILLY, CF83 1NF

2.08 HECTARES (5.15 ACRES)

DEVELOPMENT SITE

GE AIRCRAFT
ENGINE SERVICES

PARC NANTGARW

M4 J32 - 3.5 MILES
CARDIFF - 8.1 MILES

A470

A468

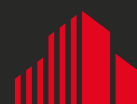
A469

CAERPHILLY - 1.6 MILES

B4600

A469

FOR SALE - FREEHOLD



CUSHMAN &
WAKEFIELD

A rare opportunity to acquire a prominently positioned gateway site into the town of Caerphilly offering development potential for a range of uses subject to planning.

PROMINENT ROADSIDE DEVELOPMENT SITE

SAT NAV: CF83 1NF



Location

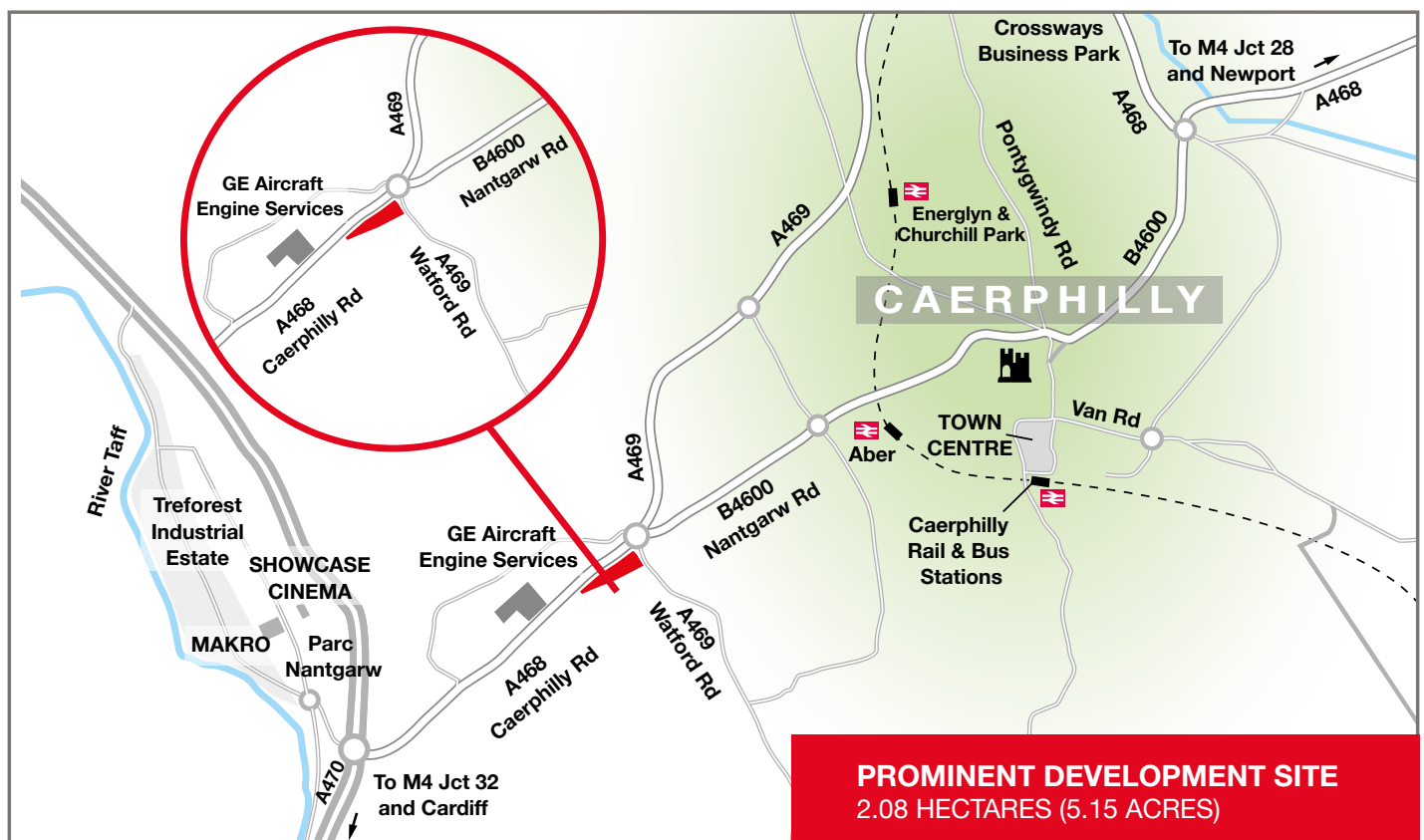
The site is located at the junction of the A468 and A469, occupying a prominent roadside position on the main arterial route into the town of Caerphilly. The site benefits from strong road communications, with the A468 (Caerphilly Road) linking to the A470 trunk road just 0.6 miles to the south west, which in turn connects to the M4 Junction 32 approximately 3.5 miles to the south. The surrounding area is an established commercial, residential and employment location with nearby occupiers including the GE Aircraft Engine Services Complex, Caerphilly Garden Centre, United Welsh, Lidl and Travelodge. The established Parc Nantgarw, with a variety of commercial and leisure operators, is situated just 1 mile to the south west.

Caerphilly is a commuter town of both Cardiff and Newport with a population of 180,000 (as at 2016). Cardiff is approximately 8 miles to the south west and Newport approximately 12 miles to the south east.

Description

The Property consists of a predominantly flat green field site of circa. 2.08 hectares (5.15 acres) with potential to be accessed directly from, and enjoying extensive frontage to, Caerphilly Road (A469). Subject to relevant ground works, the site is ready for development. The extent of the freehold interest to be sold is edged in red on the site plan within these particulars, for identification purposes.

Approximately 0.45 acres of the site's south eastern corner is currently occupied by HBH Automotive, albeit vacant possession can be provided. The existing building is of steel portal frame construction with a gross internal area of 6,523 sq ft (606 sq m), fronting the A469. Specification includes a glazed retail front, 2 level access vehicular shutter doors and parking within a gated forecourt.



Planning

Barton Willmore LLP have produced a full planning appraisal of the site, informed by initial pre-application discussions held with Rhondda Cynon Taff County Borough Council, which is available to interested parties on request.

The site is currently allocated for a Park & Ride facility within the RCT LDP, however it is understood that the South Wales Metro, which would have constituted the key funding source, will not be pursuing the site for the foreseeable future. It is therefore considered that a retail 'pod' development comprising both A1/A3 uses, and complementary uses such as a petrol filling station, could be welcomed as 'enabling' development to the Park & Ride allocation. Leisure and tourism uses such as a coffee shop, public house, or drive-thru scheme are also seen to be logical alternative uses in this location given the site's prominence and accessibility. The site's potential for residential development is expected to improve in light of the consistently declining housing land supply in both Rhondda Cynon Taf and Caerphilly County Borough, the boundary of which borders the site. In the event that the two Local Authorities produce a joint Local Development Plan, the site may well present an opportunity for a coherent extension of the existing settlement at Castlegate.

All planning enquiries should be directed to:

**Rhondda Cynon Taf County Borough Council
Planning Services
Sardis House
Sardis Road
Pontypridd
CF37 1DU**

**Email: PlanningServices@rctcbc.gov.uk
Tel: 01443 425004**



Coleg Morgannwg Development, Parc Nantgarw



Showcase cinema, Parc Nantgarw



2.08 HECTARES (5.15 ACRES)
Caerphilly CF83 1NF

Facing North East

CAERPHILLY TOWN CENTRE

MARSTONS PUB

LIDL

TRAVELODGE

CASTLEGATE BUSINESS PARK

A469

B4600

A469

A468

DEVELOPMENT SITE

CAERPHILLY GARDEN CENTRE

ESSO

Tenure

Freehold with vacant possession on completion

Legal Costs

Each party is to bear their own legal costs.

Method of Sale

The site will be sold in its entirety as a single transaction. Offers for the freehold interest are invited on an unconditional or subject to planning basis.

Further Information

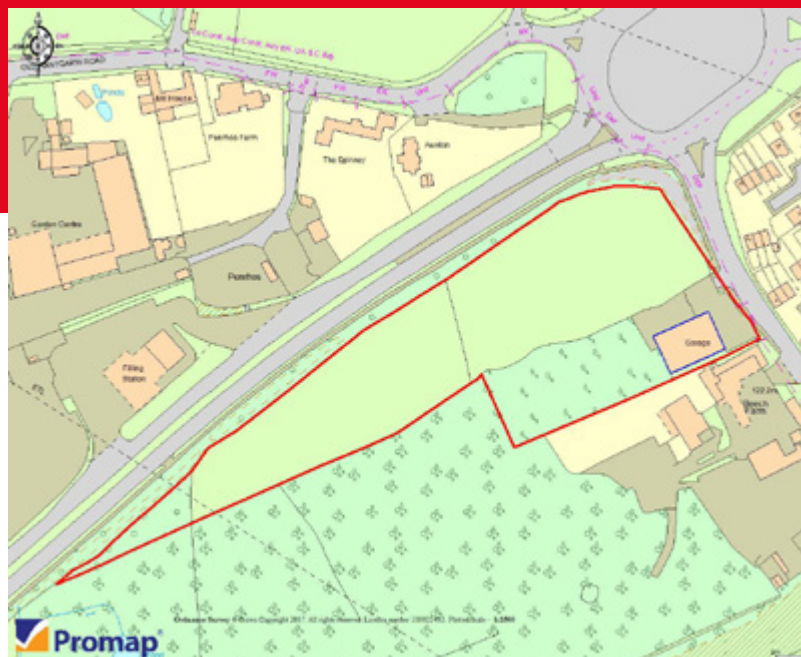
Further information providing specific details about the site can be made available to interested parties at their request.

Such information includes:

- Geotechnical Ground Survey Report
- Mains Services Report
- Natural Resources Wales Flood Risk Map Extract
- Town Planning Statement
- Title Documentation

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Contact

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SEPTEMBER 2017

Site boundary marked for identification purposes only