

For Sale

**Senghenydd Development Site , Commercial Street,
Senghenydd, Caerphilly, Mid Glamorgan, CF83 4FY**

10.39 Acres (42,046.82 sq m) SITEAREA

- Large self-contained site
- Well located with excellent communication links
- Range of existing production stores and workshops
- Concrete finish
- Existing outline Planning Permission



Location

The property is located to the north of Senghenydd in the Aber Valley, fronting Commercial Street. Caerphilly is located approximately 3 miles to the south whilst the B4263 Senghenydd Road leads to the A468 north Caerphilly bypass and A470 dual carriageway.

Description

The site of the former Universal Colliery, the property comprises a large self-contained site of approximately 4.21 ha (10.39 acres), the majority of which is laid to concrete finish.

The majority of the site is accessed through the main entrance which has a weighbridge (not tested) and security lodge. Circa one acre is located at a lower level with access directly onto Commercial Street.

There are a range of production stores and workshops on site totalling 3,716 sq m (40,000 sq ft).

The specification includes:

- Outline consent for 100 residential developments
- Large self contained site
- Access directly on to commercial street

Planning - Application Ref: 10/050/OUT

The property has been granted outline planning permission for residential. Further details are available on request.

Legal Costs

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

Viewings

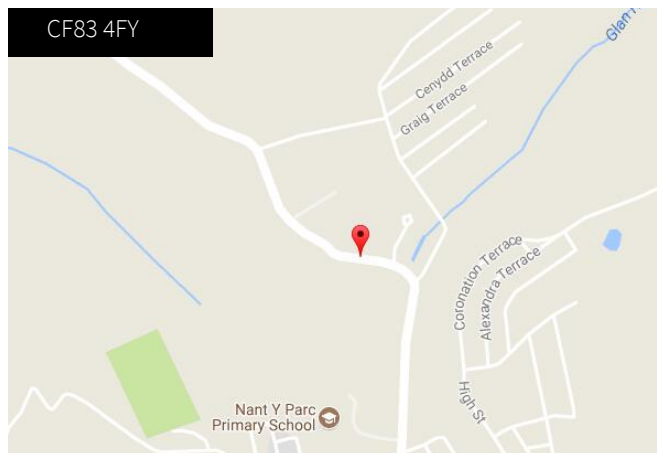
Strictly by appointment with the sole agents.

EPC

Available upon request.

Price

Available on Request



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