

**FOR  
SALE**

# Former Sawmill Senghenydd

Note: Buildings now demolished

- Outline planning consent for 100 residential units
- 3m north of Caerphilly
- 12m north of Cardiff

CAERPHILLY • SOUTH WALES • CF83 4FY

**CONSENTED RESIDENTIAL DEVELOPMENT SITE**

Approx. 10.39 acres (4.21 ha)

## Location

Senghenydd is located in the Aber Valley, situated approximately three miles north of Caerphilly and 12 miles north of Cardiff city centre.

The property fronts Commercial Street, the B2463. This road leads to the A468 North Caerphilly by-pass and A470 dual carriageway, the main arterial route to Cardiff, which links to Junction 32 of the M4 motorway.

## Description

The site was formerly occupied by a timber sawmill and comprises a self-contained site of approximately 10.39 acres (4.21 hectares). The site is bordered to the north by open countryside, to the south by housing and primary school, to the east by Commercial Street and to the west by recreation grounds.

Note: The buildings on this site have now been demolished.

## Planning

The site is situated within the defined joint settlement boundary of Senghenydd and Abertridwr and has the benefit of an outline planning consent 10/0550/OUT, issued by Caerphilly County Borough Council, for the development of 100 residential units.

There is no requirement for affordable housing on the site, however a Section 106 agreement has been entered into, dated 24th October 2013, requiring the payment of £220,000 as a contribution to education. The sum is indexed to RPI and is payable upon 'the occupation of the 50th dwelling'.

A full technical pack has been compiled by planning consultants RPS plc including Highways Study, Design & Access Statement, Flood Consequences Report, Habitat Survey and measured survey. Please contact the agents for copies of these reports.

The site has potential for a range of other uses including neighbourhood retail, employment, healthcare, elderly living and education, all subject to planning.

## Tenure

Freehold.

## Method of Sale

The property is offered for sale by private treaty. The seller is prepared to offer flexibility in terms of payment plan with the potential to phase the purchase in accordance with the development programme.

## Professional Costs

Each party will be responsible for their own costs incurred in the transaction.

## VAT

VAT will be payable on the purchase price.

## Technical Information

Interested parties are requested to register their interest to receive further information.

## Further Information

Please contact the sole agent:

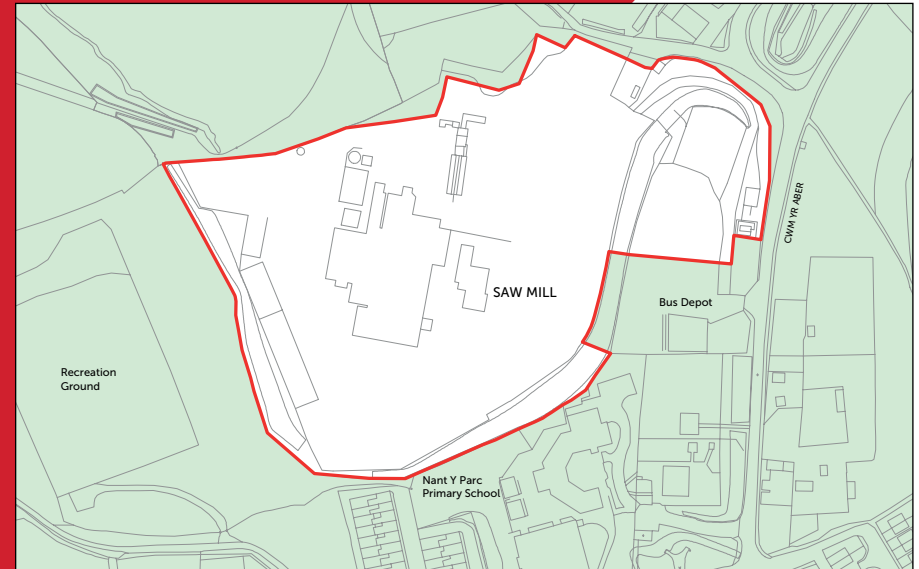


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Plans are for identification purposes only. Not drawn to scale.

