



Guide Price £400,000

Stable View, Approx. 4.13 acres of commercial land, Halt Road, Rhigos, Aberdare CF44 9UN

The property comprises of approximately 4.13 acres of mainly a hard standing compound, which in the past has been classed as agricultural land but in recent years it has been used for storage purposes. The land benefits from approved planning permissions with RCTCBC, reference 21/1165/FUL for caravan storage. The property has a stable block situated on there along with a wooden barn. The property benefits from direct access off the public highway and it may be of interest for storage, agricultural and amenity purposes along with other industrial or commercial uses subject to the necessary planning permissions and consents.

SITUATION

The property is located on the outskirts of Hirwaun Industrial Estate. The property provides great access to the A465 (approximately 2 miles) and the M4 Junction 43 (approximately 19 miles).

DIRECTIONS

Travelling along the M4 motorway take junction 43 and travel east along with A465. Take the exit for Rhigos, and at the roundabout take the 3rd exit, then at the next roundabout take the exit straight on, along Rhigos Road at the next roundabout take the 3rd exit and at the next take the 2nd exit straight on, follow the road for approximately 900m and the property is on the left hand side.

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BRIEF DESCRIPTION

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ACCESS

There is an existing vehicular access gateway located off Fifth Avenue.

TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.



PLAN

The plan attached is not to scale and is published for identification purposes only. Whilst every care has been taken its contents cannot be guaranteed.

SERVICES

We are informed there is mains water and electric supplied to the property.

BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

GUIDE PRICE

£400,000

VIEWINGS

The property may be viewed by appointment only, Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.co.uk

HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



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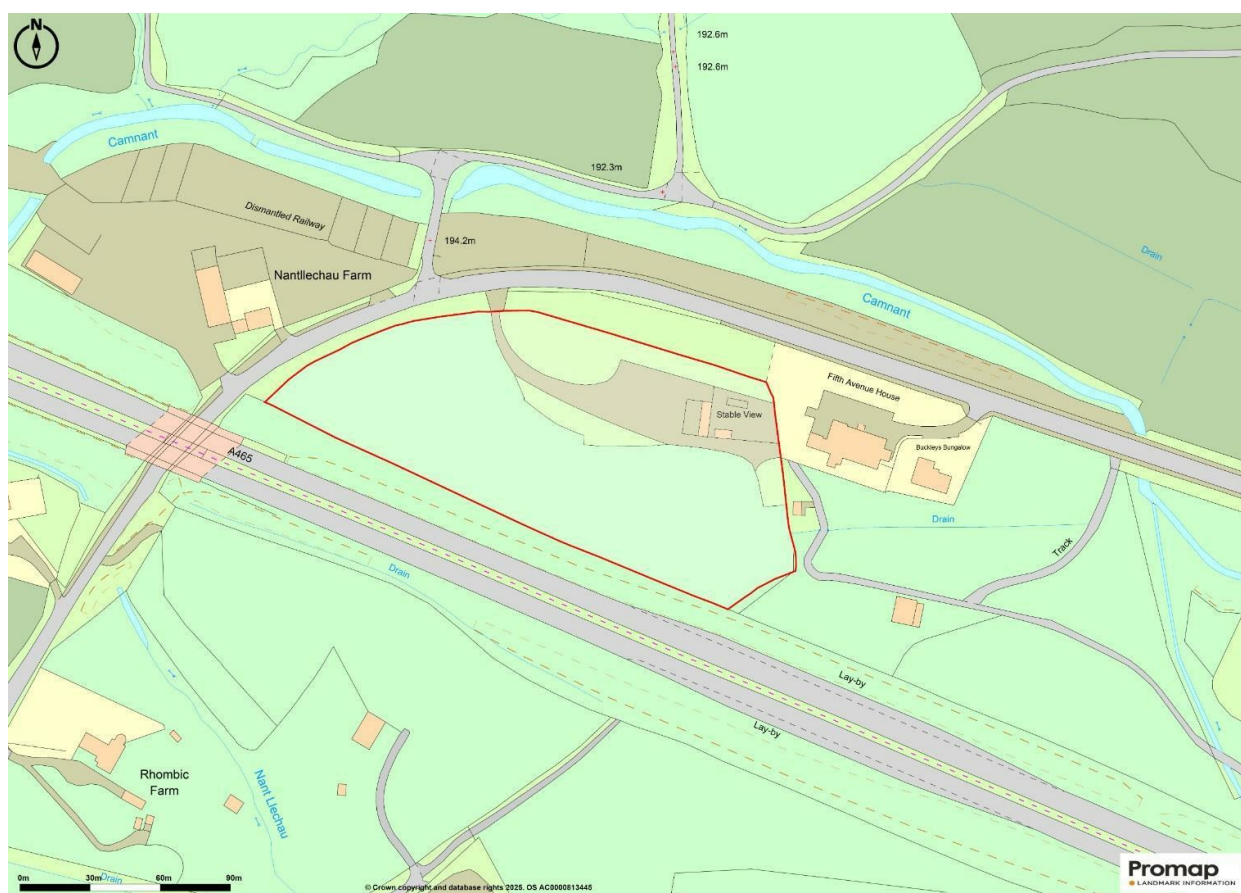
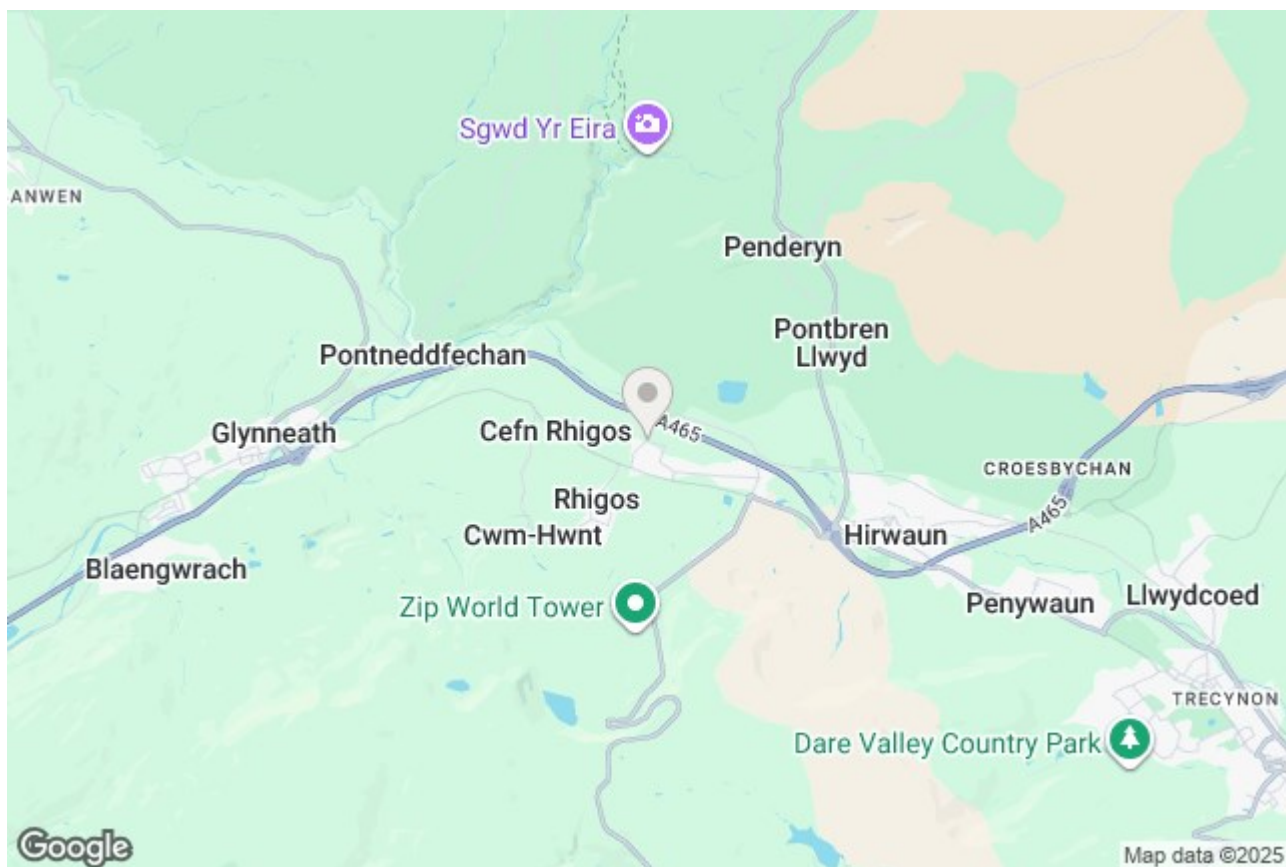
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