Watts & Morgan

For Sale by Private Treaty

Offers In Excess Of £15,000

King Street Mountain Ash CF45 4UW

A parcel of land extending to approximately 0.254 acre, conveniently situated between Fairview Terrace, Lock Street and King Street, Abercynon. The site offers scope for a variety of potential uses, which may include a community village green, off-street parking or a local children's play area. There may also be potential for residential development, subject in all cases to obtaining the necessary planning permissions and other statutory consents. Prospective purchasers are advised to make their own enquiries with Rhondda Cynon Taf County Borough Council and the relevant authorities regarding their intended use of the land.

SITUATION

BRIEF DESCRIPTION
A parcel of land extending to approximately 0.254 acre, conveniently situated between Fairview Terrace, Lock Street and King Street, Abercynon. The site offers scope for a variety of potential uses, which may include a community village green, off-street parking or a local children's play area. There may also be potential for residential development, subject in all cases to obtaining the necessary planning permissions and other statutory consents. Prospective purchasers are advised to make their own enquiries with Rhondda Cynon Taf County Borough Council and the relevant authorities regarding their intended use of the land.

DIRECTIONS
From Cowbridge High Street, proceed eastwards and join the A48 towards Cardiff. Continue onto the A4232 northbound before joining the A470, following signs for Merthyr Tydfil. Leave the A470 at the Abercynon junction and follow signs into Abercynon. Continue through the village and turn onto King Street, where the land will be identified by the agent's sale board. Prospective purchasers are advised to use the property postcode in a current satellite-navigation system and allow for prevailing traffic conditions.
W3W:///spots.masks.freshen

ACCESS
The land is open and not fenced at present

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 not informed of any services to the property.

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

FENCING
The property is unfenced at the time of marketing.

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
£15,000

FURTHER DETAILS AND VIEWINGS
The property may be viewed at any reasonable time subject to receipt of these sales particulars, Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.co.uk

HEALTH AND 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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T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
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Penarth
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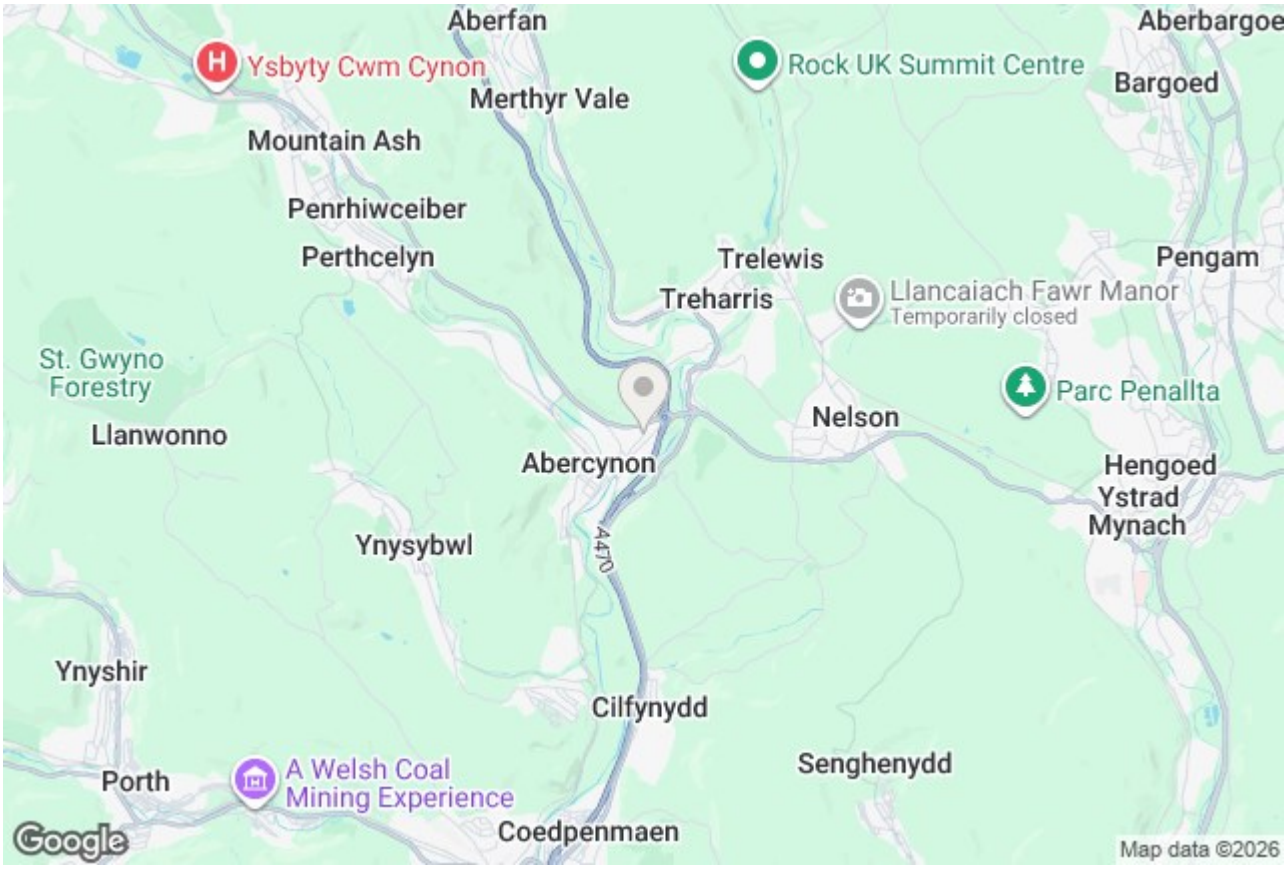

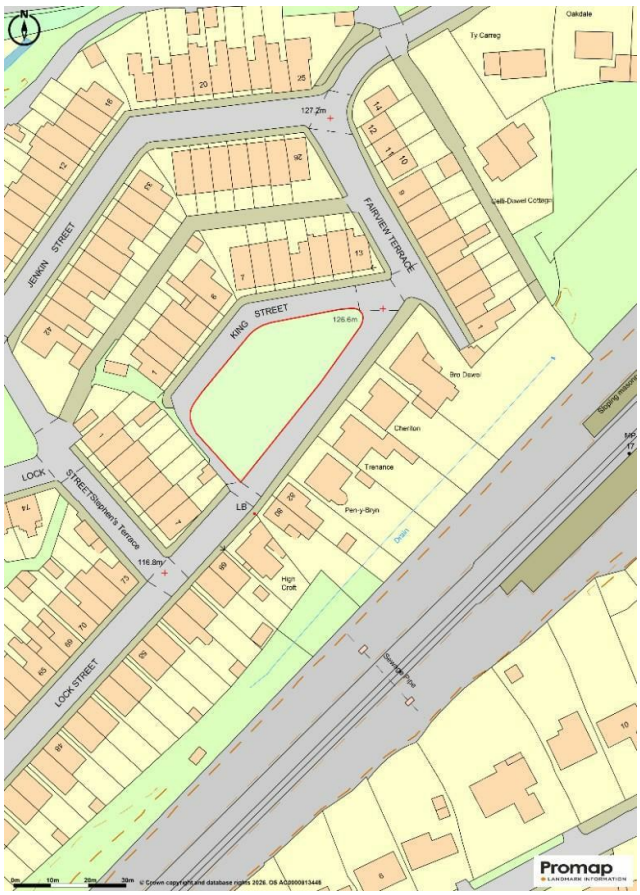

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