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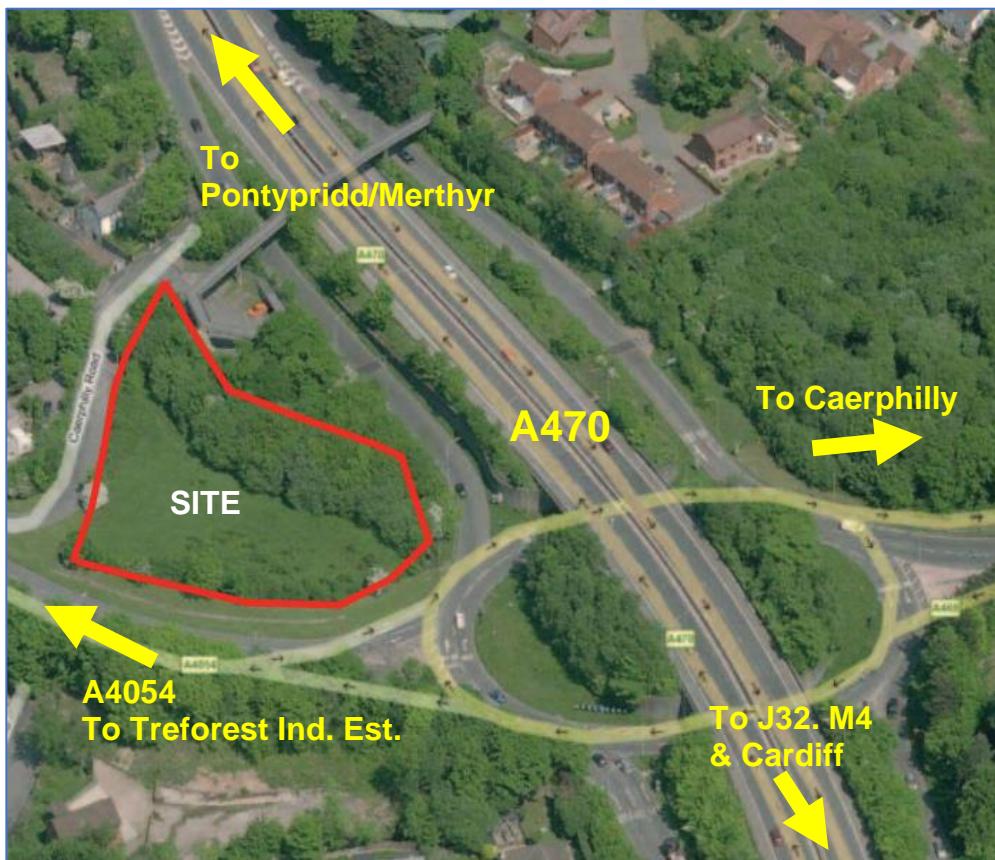
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029 2056 2952

FOR SALE

**Land At Tyla Gwyn (Adj. A470/A4054),
Nantgarw, RCT, CF15 7TB**

Prominent Development Site



- Total Gross Site Area c. 0.9 ac. (0.36 ha.)
 - Prime Development Site
- Suitable For Variety Of Uses (Subject To Planning)
 - Adjacent To A470 Dual Carriageway

Location (CF15 7TB)

The site is located in a very prominent position adjacent to the A470 dual carriageway at Nantgarw, just 3 miles north of Junction 32 of the M4 at Coryton, Cardiff. As a result this area is one of the busiest and most sought-after commercial locations in South Wales.

The site is situated to the east of the slip road for the A470, and with close proximity to the busy roundabout which serves the A470, A4054 and the A468. The Treforest Industrial Estate & Parc Nantgarw (business parks), plus Coleg Y Cymoedd are just to the north west of the site.



Direct access to the site is via Tyla Gwyn Road which links to the busy roundabout connecting A4054 Cardiff Road and Nantgarw/Treforest Industrial Estate. Other occupiers nearby include a handful of local residences and the Nantgarw China Works Museum and car park.

Description

The undeveloped site is irregularly shaped and has a gradual slope across the from the north-east to the south-west of c. 1.5 metres.

The site is in an elevated position and has good road frontage to the A4054 Caerphilly Road. The rear part of the site is wooded and abuts the embankment for the A470.

There is also a deep gully running along the northern edge of the site.

Accommodation (Gross Site Area)

	Ac.	Ha.
TOTAL SITE AREA	0.9	0.36

Mains Services

Whilst the site is currently un-serviced we understand that mains services, including electricity, foul and water are available in the vicinity.

Occupiers are advised to make their own utility services investigations.

Potential Types Of Development

The site is potentially suitable for a variety of commercial development and uses (subject to planning). Potential uses include:

- C1 use (hotel/motel);
- Restaurant;
- Electric Vehicle Charging Station;
- Automated Car Wash;
- General Light Industrial Development;
- Builders Yard;
- Trade Counter Use.

Other potential uses may also include:

- Social Housing;
- Student Accommodation;
- Specialist Support Services

Interested parties are advised to make their own enquiries with the planning department at RCT County Borough Council on **01443 425 000** or via their website www.rctcbc.gov.uk or email planningservices@rctcbc.gov.uk

Tenure

The site is immediately available for sale on a freehold basis

Quoting Price

Offers are invited in the region of £400,000.

Our clients may also consider offers that are 'subject to planning'.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

The Business Advice & Guidance Hub at RCT County Borough Council on **01443 281124** or regeneration@rctcbc.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS
Mobile: 07920 144 603
michael@dipsurveyors.co.uk

SUBJECT TO CONTRACT

MAY 2023

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