

FOR SALE
LAND AT BIRCHGROVE
TIRPHIL NP24 6AH

(Site area extends to 0.34 hectares or thereabouts)



Offers are invited for the freehold interest with vacant possession

The site is considered suitable for a variety of purposes subject to relevant planning consents

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| (i) | The particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; |
| (ii) | All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; |
| (iii) | No person in the employment of Caerphilly County Borough Council has any authority to make or give any representation to warranty whatever in relation to this property; this authority is not bound to accept the highest or any offer. |

LOCATION

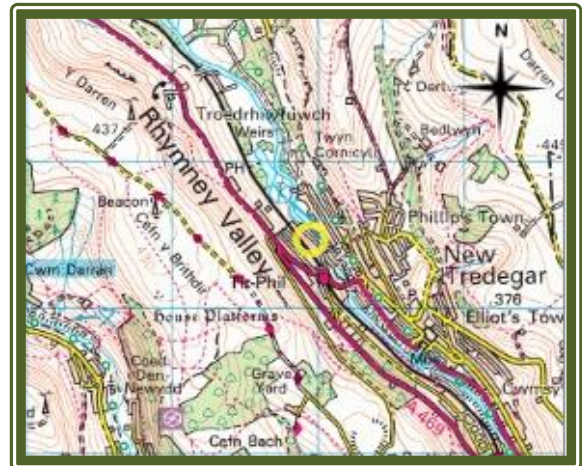
The site is located within the Birchgrove area of Tirphil, having local access to the A465 Heads of the Valley's Road, Tirphil Railway Station and public transport.

DESCRIPTION

The former Tirphil Primary School was closed following construction of a new village primary school. The building was demolished and the site is now vacant.



Prior to the development of the school the site housed a former gas works.



TOWN PLANNING

The site is not allocated or designated for any particular use within the adopted LDP but lies within the settlement boundary. There may be a requirement for a flood consequences assessment.

SERVICES

Intending purchasers should make their own enquires as to the availability and capacity of such services.

TENURE & TERMS

Offers are invited for the freehold interest with vacant possession.

Potential purchasers are advised to contact Caerphilly County Borough Council's Planning Department to obtain further information in relation to affordable housing requirements and the Community Infrastructure Levy.

PLANS

Plans and photographs attached to these particulars are for identification purposes only.

VIEWING

The site is open and accessible for viewing.

FEES

Each party is to be responsible for its own legal and professional fees incurred in the transaction.

CONTACTS

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