



## FOR SALE

### **Land To Rear Of Alexandra Terrace, Senghenydd, CF83 4HW** (Site area extends to 0.40 hectares or thereabouts)



*Offers are invited for the freehold interest*

*The site is considered suitable for a low density residential development*

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| (i)   | The particulars are set out as a general outline only for the guidance of interested parties, 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.   |

## Subject to Contract

### LOCATION

The site is situated on the northern periphery in the village of Senghenydd, approximately 3 miles to the north west of Caerphilly.

### DESCRIPTION

Formerly the upper site of Ysgol Ifor Bach, this cleared site is to the north of the village, to the rear of Alexandra Terrace.

### TOWN PLANNING

The site is not allocated or designated for any particular use within the adopted LDP but lies within the settlement boundary, and is considered suitable for a low density residential development subject to planning consent.

### SERVICES

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

### TENURE & TERMS

Offers are invited for the freehold interest.

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



### PLANS

Plans and photographs in 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

#### ESTATES

Penallta House, Tredomen Park  
Ystrad Mynach CF82 7PG

Tel: 01443 863405

[property@caerphilly.gov.uk](mailto:property@caerphilly.gov.uk)

#### PLANNING

Tredomen House, Tredomen Park  
Ystrad Mynach, CF82 7WF

Tel: 01443 866416

[planning@caerphilly.gov.uk](mailto:planning@caerphilly.gov.uk)

#### HIGHWAYS

Tredomen House, Tredomen Park  
Ystrad Mynach, CF82 7WF

Tel: 01443 864914

[highways@caerphilly.gov.uk](mailto:highways@caerphilly.gov.uk)

### TERMS

Offers are invited for the freehold interest and all offers are to be exclusive of any rates, VAT or Land Transfer Tax, if applicable. The property is to be sold with vacant possession upon completion.