

Barbara Rees

Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.

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BR3830TP/0622

FOR SALE PLOT OF LAND IN TREORCHY GUIDE PRICE £ 25,000



MAIN FEATURES

**FREEHOLD PLOT OF LAND SUITABLE FOR USE AS AN
ALLOTMENT OR FOR RECREATIONAL ACTIVITY
ENCLOSED SITE WITH ACCESS VIA CADWGAN ROAD**

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only) for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



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BR3830TP

LAND FOR SALE TREORCHY RHONDDA CF42 6SD

DESCRIPTION LOCATION & DIRECTIONS;

Barbara Rees Commercial is pleased to offer for sale this enclosed plot of land situated in a central and pleasant location in the sought after location of Treorchy Rhondda.

The land is suitable for use as an allotment or recreational activity and is bounded by a shiplap timber fence to the Eastern boundary which faces onto the green field amenity area to the South of Cadwgan Road.

The site is bounded by residential housing to the South, North and Western boundaries and access is gained via Glyncoli Road then Cadwgan Road.

See the map location plan for local directions.

VIEWING;

External unaccompanied viewing is possible, please call our Tonypany office to view the interior.

EXTERIOR;

Secure fenced enclosure with gated access off the public amenity field (Cadwgan Road).

INTERIOR;-

Enclosed green field suitable for allotment or recreational use.

USER;

Planning Certificate of Lawful Use as an Allotment, reference 54/95/091 applies, a copy of which is available electronically from our Tonypany office.

RATES;

Believed to be exempt from rating.

TENURE;-

Freehold

GUIDE PRICE;

£25,000

OFFERS;

To be made in writing to Barbara Rees Commercial (Tonypany office).

GENERAL NOTES;

Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure although this should be confirmed by the prospective purchaser or via the acting solicitors.