

LAND FOR SALE

Aberdare

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PROPERTY CONSULTANTS



LAND FOR SALE

**Tirfounder Retail Park
Ffordd Tirwaun
Aberdare
CF44 0AH**

2.21 acres
(0.89 hectares) approx.

Suitable for a variety of uses
(Subject to planning)

Adjacent to ASDA Superstore
and Persimmon housing
development



Tirfounder Retail Park, Ffordd Tirwaun, Aberdare, CF44 0AH

Location

The site is located on the busy Tirfounder Retail Park situated off the A4059, approximately two miles from the town centre. The Park is home to occupiers including Halfords, Farmfoods, Floor 2 Go, Domino Pizza, Premier Inn, KFC and a Brewers Fayre Public House.

It is situated directly adjacent to the Asda Superstore.

Aberdare is a market town located on the northern edge of Rhondda Cynon Taf County Borough. The town has a population of over 40,000 whilst the county has a residential population of approximately 234,000.

Description

Roughly triangular parcel of land extending to approximately 2.21 acres (0.89 ha)



Site Area

Area	Acres	Hectares
Site area	2.21	0.89
TOTAL	2.21	0.89

Tenure

We are informed the site is available freehold.

Price

On application.

VAT is applicable to the sale price.

Planning

We believe the site would be suitable for a variety of uses and is included within the settlement boundary of Aberdare (for the purpose of residential development), as designated in the Local Development Plan. All interested parties should make their own enquiries to the Planning Department of Rhondda Cynon Taf County Borough Council. Tel: 01443 425005 or www.rctcbc.gov.uk.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

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Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Viewing Arrangements

For further information or to arrange an inspection, please

Alder King Property Consultants

18 Park Place

Cardiff

CF10 3DQ

www.alderking.com

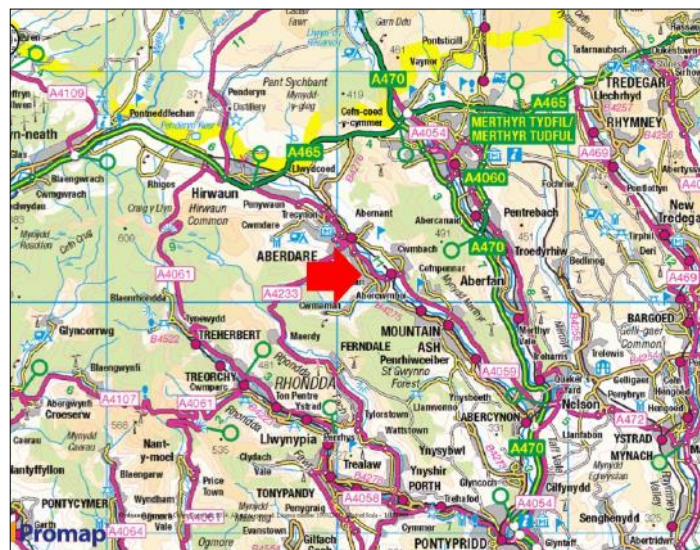
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