



Land at Rhymney Bridge, Heads of the Valleys Road, Rhymney, CF48 4AR

£5,000.00

Bidmead Cook is the acting agent for the Welsh Government which is selling a parcel of surplus land which was previously acquired in connection with the A465 Dualling Scheme. We are advised that the site remains designated as grazing/agricultural land, within the current local development plan. Any prospective buyers are advised to check the current planning status with the local Planning Authority. The approximate area of the land is 2,352 m². Direct pedestrian/vehicular access is available via a single gate to the adjacent B2457 adopted highway.

Please note that the current sale only relates to the land coloured red on the plan. Part of the fenced site includes a small parcel of land which is unregistered, as well as an area of land which is in the registered ownership of a third party. Any offers should be made on that basis.

Specific Condition of Sale - The land is sold subject to the inclusion of an overage clause, entitling the seller to claw back 50% of any future uplift value arising from any planning consent obtained by the purchaser, within a period of 15 years from the date of completion of the sale. No offers (even at the asking price) can be accepted until such time as the property has been fully exposed to the market for a reasonable period.

Tenure: Freehold



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