



FOR SALE BY INFORMAL TENDER

LAND ADJACENT TO COED-Y-PICA ROAD, ABERTRIDWR, CAERPHILLY, CF83 4ET

Situated to the south of Abertridwr, approximately 2.27 acres of gently sloping pasture land with roadside frontage onto Coed-y-Pica Road.

CLOSING DATE FOR TENDERS: 29th OCTOBER 2021 - 12 NOON

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726



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Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



LAND AT ABERTRIDWR, CAERPHILLY, CF83 4ET

Situated to the south of Abertridwr and within easy reach of the village, the land extends to approx. 2.27 acres with roadside frontage onto Coed-y-Pica Road.

- **Approximately 2.27 acres of gently sloping land**
- **Road frontage onto Coed-y-Pica Road**
- **Development potential (subject to planning permission)**
- **Caerphilly - 3 miles**
- **Coryton Interchange M4 Motorway - 7 miles**

DESCRIPTION

Located on the southern side of the village of Abertridwr, the gently sloping pasture land extends to approximately 2.27 acres.

The land has frontage onto Coed-y-Pica Road. The property offers potential for redevelopment (subject to planning permission) or as pony paddock or amenity use..

TENURE

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by Informal Tender. Tenders are to be submitted in writing on the required form to the agents office by no later than midday on Friday 29th October 2021. Please note the vendor reserves the right not to accept the highest or any tender.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof.

PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

HEALTH AND SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

SERVICES

Prospective purchasers should make their own enquiries with regard to the availability of services.

PLANNING

All enquiries should be directed to:

Caerphilly County Borough Council,
Ty Tredomen, Parc Tredomen, Ystrad
Mynach, Hengoed, CF82 7WF

MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your tender:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.



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SOLE SELLING AGENT

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH
Tel:01873 840726

Email: info@williamsassociates.org.uk

Contact: Eifion Morgan or Stephen Williams

NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view

of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be seemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.

5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.

6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.



INFORMAL TENDER - SUBJECT TO CONTRACT

**LAND ADJACENT TO COED-Y-PICA ROAD, ABERTRIDWR,
CAERPHILLY, CF83 4ET**

OFFERS TO BE RECEIVED BY Midday on Friday 29th October 2021

Name of Prospective Purchaser(s) _____

Address _____

_____ Postcode _____

Contact Name _____

Telephone Number _____

Mobile Number _____

Email Address _____

**PLEASE DETAIL YOUR OFFER OVERLEAF AND SUBMIT TO THE AGENT'S OFFICE
BY Midday on Friday 29th October 2021**

As identified in the property particulars:-

As a Whole - approx. 2.27 acres

£ _____

In words: _____

Solicitor Name & Contact Details _____

_____ Telephone No. _____

Proposed Method of Funding i.e. Cash, Mortgage or Requiring Bank Approval (or Combination)

MONEY LAUNDERING

As a result of anti-money laundering legislation, all persons submitting a tender should include a copy of the following documentation:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

Signed _____ Date _____

Please Note: The Vendor reserves the right not to accept the highest offer, or any offer, put forward.

CHARTERED SURVEYORS – ESTATE & LAND AGENTS – AUCTIONEERS VALUERS

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Email: info@williamsassociates.org.uk **web:** www.williamsassociates.org.uk

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