For Sale

Former Court Building on a site of 1.2 acres

Mountain Road
Caerphilly
CF83 1HG

PRICE ON APPLICATION

- Prominent edge of town development site - close to town centre
- Site comprising approximately 1.20 acres (0.49 hectares)
- Suitable for a variety of uses, subject to planning, including residential & care facility
- **AVAILABLE FOR SALE**

On the instructions of

Ministry of Justice

For further information or an appointment to view please contact:

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Location

Caerphilly is the administrative centre of Caerphilly County and is situated approx. 9 miles North East of Cardiff. The town has a resident population in excess of 30,000 which has grown significantly as a result of the proximity of the town to both Cardiff & Newport.

The town has strong transport links, positioned on the Rhymney Valley railway line which links into Cardiff and providing strong access links onto the M4 (Junction 33) and into Cardiff City Centre via A470.

The town has a strong retail centre along both Cardiff Road and at Castle Court Shopping Centre with a large number of household retailers having an established presence including Iceland, Tesco, Superdrug, WH Smith, Carphone Warehouse & Card Warehouse with a Morrisons Superstore adjoining Castle Court.

Description

The opportunity comprises the former Court building situated on a site totalling 1.20 acres (0.49 hectares).

Building – the former Court comprises a 2 storey Court building constructed with brick elevation with flat roof. The building is configured in line with the current use with an assortment of court rooms, waiting areas, offices and ancillary accommodation.

The site is located accessed off Mountain Road via a private driveway.

Site Area

The site comprises a total of 1.20 acres (0.49 hectares).

A guide of the building floor areas is available on request although it should be noted the Court has yet to be measured due to operations being continued onsite.

Alternative Uses & Planning

We are advised the property has permitted use for the existing uses as Court Building.

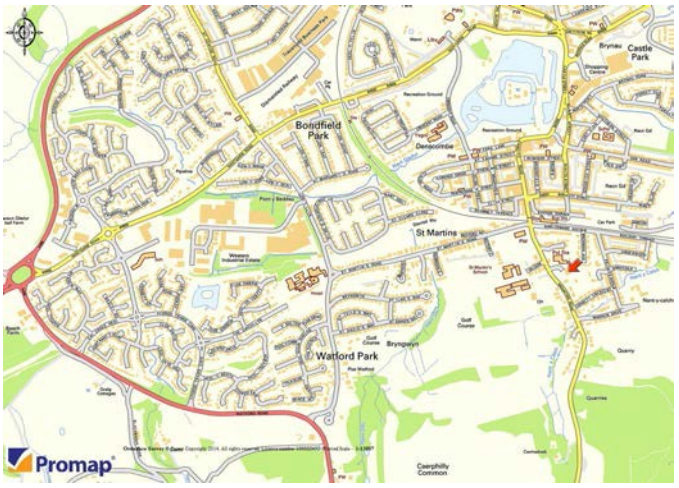
The site lends itself as being suitable for a variety of alternative uses including residential, care facility, retirement living, etc, subject to obtaining the relevant planning permission for change of use.

Tenure

We are advised that the site is held freehold.

Services

We understand that all mains services including Gas, Electricity, Water and Mains Drainage are available to the property. Interested parties should rely on their own enquiries to the relevant authorities.



EPC

EPC certificates are available on request.

The building currently has a Rating of E -115.

Costs & VAT

Each party to meet their own costs incurred.

Where appropriate VAT will be charged on sale prices.

All plans within these particulars are for identification purposes only and subject to confirmation with title documentation.

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