

Barbara Rees

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

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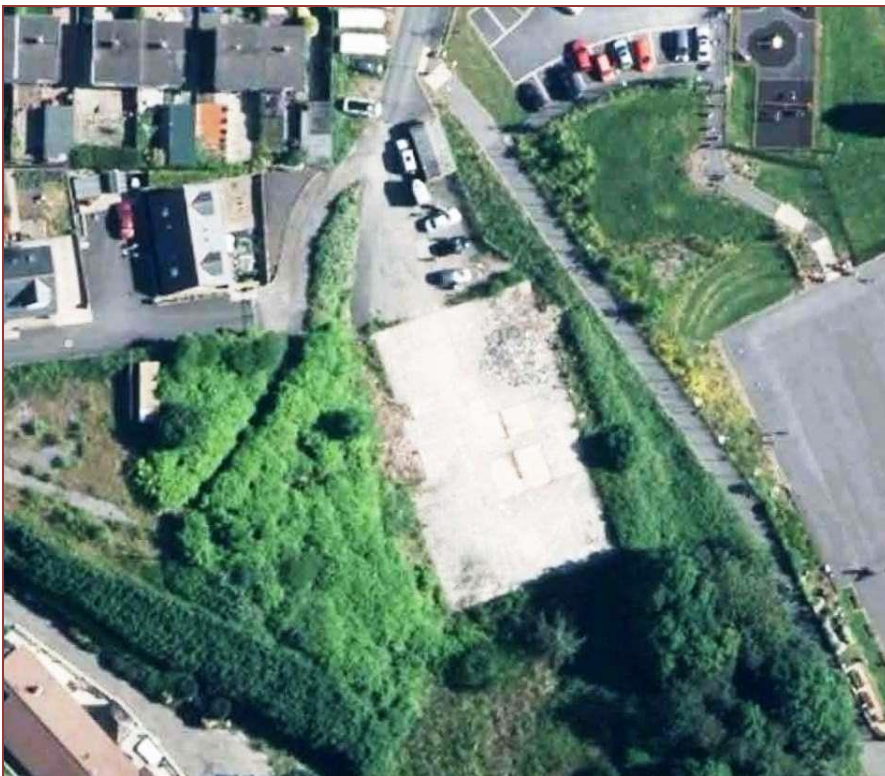
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BR3946TP/1024

FOR SALE LAND AT THE SITE OF THE FORMER PENRHIWFER WORKMENS CLUB GUIDE PRICE – £105,000 / £110,000



**MAIN FEATURES
CLEARED FREEHOLD LAND SITE
SUITABLE FOR RE-DEVELOPMENT
LEISURE / HOSPITALITY
OR RESIDENTIAL USERS S.T.P.**

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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Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR



BR3946TP

LAND AT THE SITE OF THE FORMER PENRHIWFER WORKMENS CLUB CF40 1RT

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale this cleared land site, formerly occupied by the Penrhiwfer Workmens Club, being located off Ashdale Road, Penrhiwfer, in the Rhondda Valley.

The site offers potential for re-development, possibly for leisure / hospitality or residential uses (subject to planning permission) and a scheme for the residential development of eight houses had previously been proposed.

Penrhiwfer lies just off the A4119, approximately two miles from Tonypany and circa six miles from Talbot Green and J34, M4. See the map inlay below for local directions.

VIEWING; This is an open site and unaccompanied viewing is possible.

SERVICES; All mains services were on site (when the former club was in use), prospective buyers are advised to make their own enquiries as to current availability.

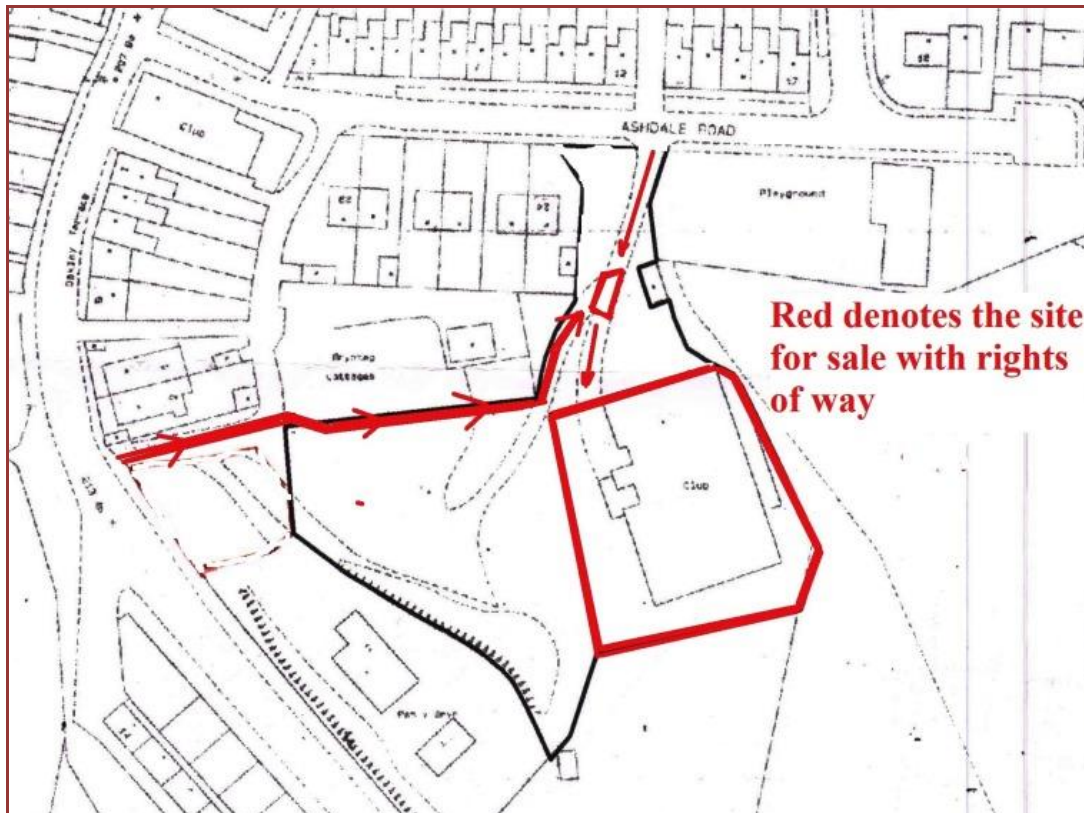
USER; Previously within use class A3 1987 planning act Wales use class orders.

METHOD OF SALE; Private treaty.

ASKING PRICE; £105,000 / £110,000.

OFFERS; To be made in writing to Barbara Rees Commercial (Tonypany)

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 and previously had the benefit of all mains services, although this should be confirmed by the prospective purchaser or via the acting solicitors.



Previously proposed Residential Development

