

# Barbara Rees

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

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BR3975TP/0526

## FOR SALE YARD & STORES DAVIES PLACE YNYSHIR ASKING PRICE £82,500



### MAIN FEATURES

**ENCLOSED YARD & STORES FOR COMMERCIAL USE**

**YARD 140 SQ MT (1,507 SQ FT) STORES 61.5 SQ MT (662 SQ FT)**

**RE-DEVELOPMENT POTENTIAL**

**FREEHOLD**

#### *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 & 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.*



Registered in Wales No 4373054  
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**BR3975TP/0526**

**YARD & STORES WITH RE-DEVELOPMENT POTENTIAL  
DAVIES PLACE YNYSHIR PORTH RHONDDA CF39 0EF**

**DESCRIPTION & LOCATION:** Barbara Rees Commercial is pleased to offer for sale this enclosed builders yard and workshop / stores suitable for a number of commercial uses, being situated just off the main road in Ynyshir (Rhondda).

The site is enclosed by a block built wall, with entry gained via the steel palisade gates, directly off Davies Place.

Its current use is a builder's storage yard and workshop, however, the site offers re-development potential, having formerly (and historically), housed two small cottage type dwellings.

**VIEWING & DIRECTIONS;** Strictly accompanied viewing only, by prior appointment via our Tonypany office. See the map inlay below for local directions.

**APPROXIMATE SITE / WORKSHOP AREAS;**

Enclosed yard area 140 sq mt (1,507 sq ft), enclosed yard / compound with access to the workshop / stores.

Workshop / stores 61.5 sq mt (662 sq ft), block built with a sheet roof and roller shutter entrance.

**SERVICES;** None currently connected, but believed to be available nearby (subject to confirmation from National Grid / Wales and West Utilities and Welsh Water).

**USER;** Believed to fall within use class B1 light industrial, (1987 planning act use class orders Wales as amended).

**RATES;** RV = £ 3,800 (2026 rating list, 100% SBRR Applies).

**ENERGY RATNG;** To be confirmed.

**ASKING PRICE;** £ 82,500.

**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 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 but does not currently have any connected mains services. The sellers preference is to sell the site as seen and viewed, including it's contents (subject to agreeing a price for the goods and chattels / any equipment contained therein). The adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser or via the acting solicitors.

**COMMERCIAL MORTGAGE / BUSINESS LOAN;** If required, please ask for an appointment with our independent financial advisor.



