



HM Courts
& Tribunals
Service



BILFINGER

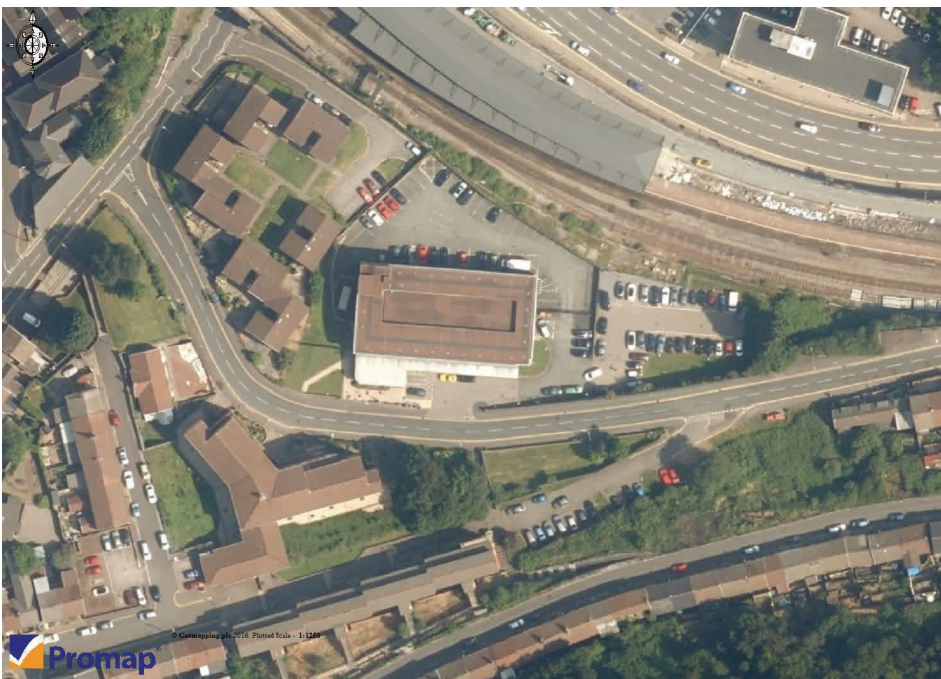
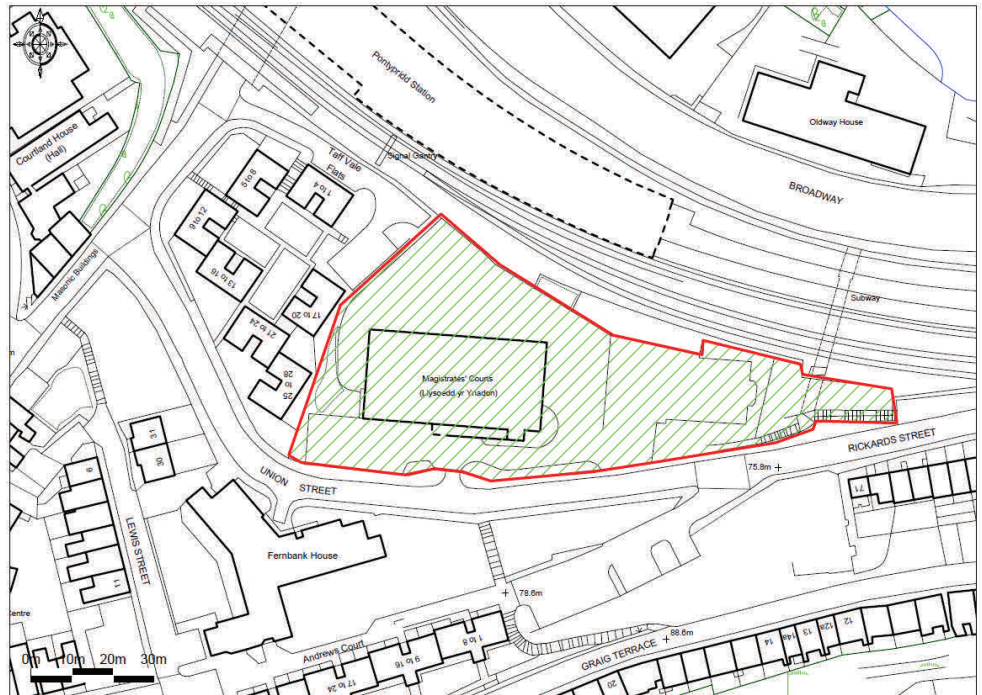


FOR SALE Development Site

Pontypridd Court

Union Street
Pontypridd
CF37 1SD

1.22 acres (0.495 hectares)



Further information

For further information please
contact:

Tom Merrifield BSc (Hons) MRICS
Agency, Cardiff Office

Tel: 02920 248917

Email: tom.merrifield@gva.co.uk

www.gva.co.uk



Opportunity

The subject opportunity comprises a unique opportunity to acquire a development site within close proximity to Pontypridd Town Centre in an established residential location.

The opportunity offers the potential for a variety of alternative uses for both a comprehensive redevelopment or refurbishment. Potential future uses include student housing scheme, residential development, care facility, etc subject to obtaining satisfactory planning permission.

Further details on application to marketing agents.

Location

Pontypridd is located approximately 10 miles to the North of Cardiff and forms a large town with a population of approximately 29,800 residents.

The town has an established public transport network linking into Cardiff Central railway station on the Merthyr Tydfil line, together with an established bus link.

Pontypridd lies on the A470 road with access to the M4 motorway at Junction 32.

Coupled with Treforest, Pontypridd is an established University town with a large number of resident students.

Description

The subject opportunity comprises a mixed 2 & 3 storey former Court building situated on a site of 1.22 acres (0.485 hectares) positioned on Union Street within close proximity to the train station and approximately 1/4 mile from the town centre.

The property comprises a detached building with brick elevations under a flat roof.

Internally the property has a mixed layout with Court rooms surrounded by various offices, ancillary areas, meeting rooms, etc.

The property has benefit of a substantial car park to the side part of the site with a rear holding yard.

The site is accessed from Union Street.

The immediate area is made up predominantly of residential development with the train station positioned to the Eastern elevation

The site lies within close proximity of University of South Wales Treforest main campus site and, as such, offers the potential for a student led

Accommodation

The property comprises the following accommodation measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Floor	GIA Sq M	GIA Sq Ft
Basement	927.92	9,988
Ground	1,052.56	11,330
First	938.53	10,103
Total	2,919.01	31,421

The property is situated on a site of 1.22 acres (0.495 hectares).

Planning

The property falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended.

The site lends itself for a redevelopment for a variety of uses — uses are subject to requisite planning permissions.

Information Pack

Any further available information is available on request from agents.

Any available information will be issued supporting any tender request.

VAT

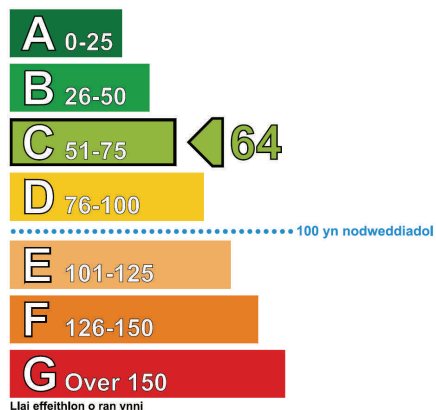
All figures quoted are exclusive of VAT, where applicable.

Method of Sale / Timetable

The property is to be sold on an informal tender basis. Further details of timing and tender process on application to agents.

Energy Performance

The property has the following rating:

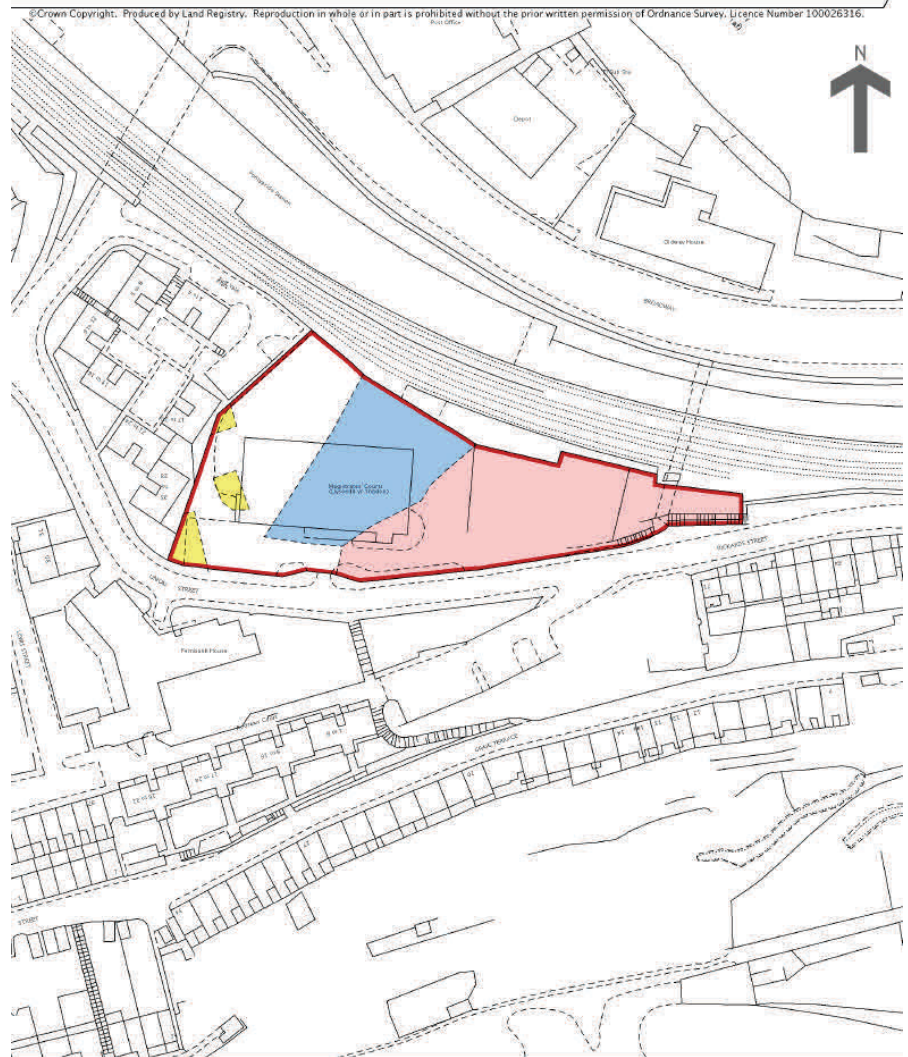


Tenure

We are advised that the property is held on a freehold basis.

Land Registry
Official copy of
title plan

Title number **CYM448951**
Ordnance Survey map reference **ST0789NW**
Scale **1:1250**
Administrative area **Rhondda Cynon Taff / Rhondda Cynon Taf**



For more information and viewings
please contact:

Tom Merrifield

Director, Cardiff Agency

02920 248917

tom.merrifield@gva.co.uk

Daniel Davies

Cardiff Agency

02920 248923

daniel.davies@gva.co.uk

Ruth Chaffer

Cardiff Agency

02920 248931

ruth.chaffer@gva.co.uk

www.gva.co.uk

London
Birmingham
Bristol
Cardiff
Dublin
Edinburgh
Glasgow
Leeds
Liverpool
Manchester
Newcastle

Published by Bilfinger GVA
65 Gresham Street, London EC2V 7NQ
© 2016 Copyright Bilfinger GVA

Bilfinger GVA is the trading name of GVA
Grimley Limited and is a principal
shareholder of GVA Worldwide, an
independent partnership of property
advisers operating globally
gvaworldwide.com

08449 02 03 04

gva.co.uk/0000