

LAND AT DDOLE INDUSTRIAL ESTATE LLANDRINDOD WELLS LD1 6DF



Land at Ddole Industrial Estate LLANDRINDOD WELLS - with prominent frontage to main estate road

Available **FOR SALE** with potential for development (subject to planning) or vehicle sales

Total site area approximately **691 sq m (0.17 acre)**

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LOCATION

Llandrindod Wells is the county town of Powys and home to the administrative offices of Powys County Council. It is located approximately 8 miles north of Builth Wells and 26 miles south of Newtown. The town is well connected to the road network by the A483 and A4081.

Ddole Industrial Estate is located on the north of Llandrindod Wells town accessed just off the A483 about one mile from the town centre shops.

The estate is well established and has a mix of local and national trade counter, offices and manufacturing firms represented.

The land is prominently located with frontage to the main estate road opposite Tool Station and adjacent a car sales unit.

DESCRIPTION

An area of land extending to approximately 691 sq m (0.17 acre) partly tarmac surfaced and mainly surfaced with compacted gravel.

SERVICES

We are informed mains electricity is connected to the property. Water and drainage are available for connection nearby.

BUSINESS RATES

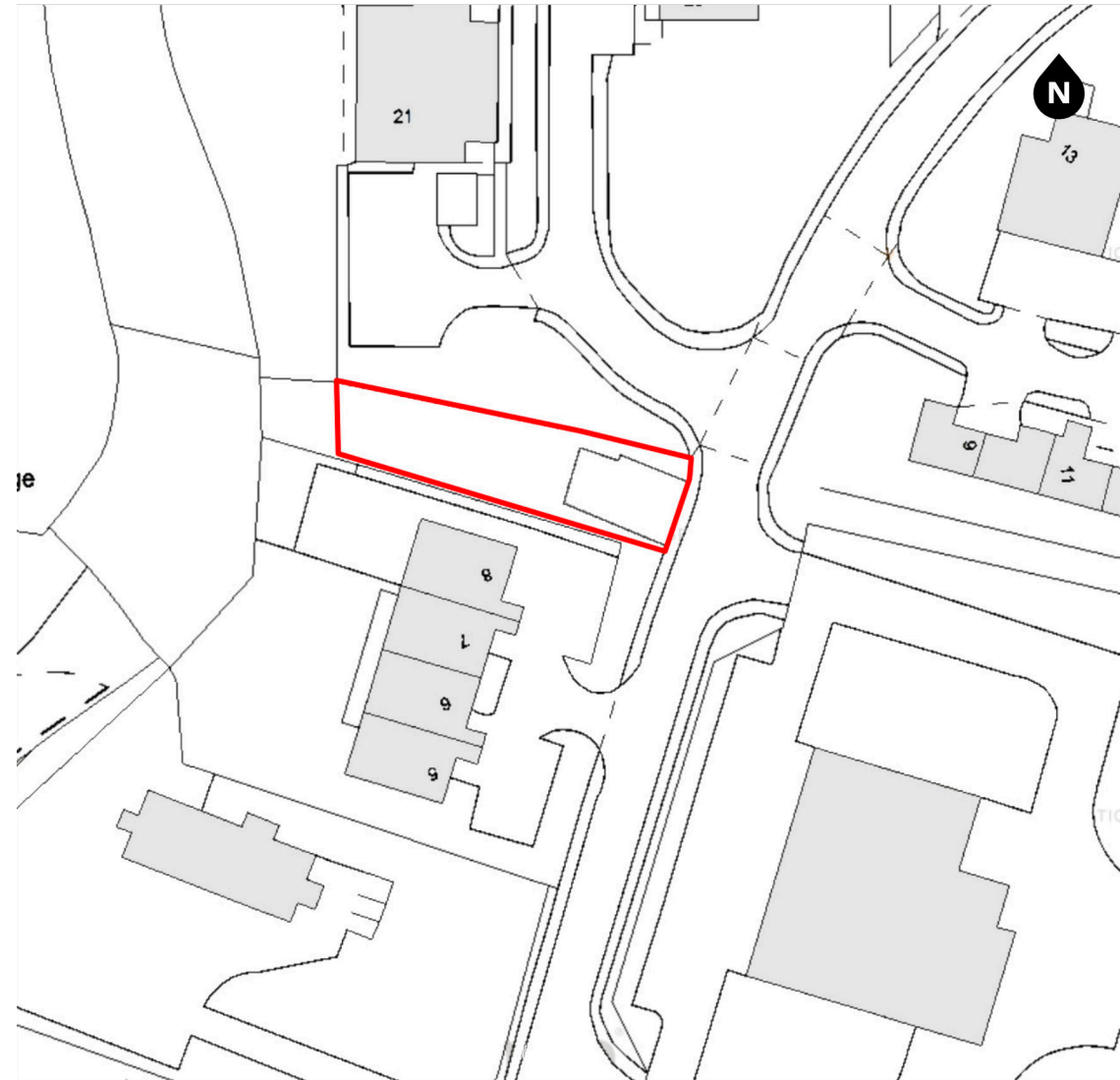
The property has a Rateable Value of £2,500 in the 2023 Rating List and is described as "Vehicle Sales Land"

VAT

No VAT is applicable.

TERMS

The property is offered for sale with vacant possession on completion at an asking price of £75,000.



PLANNING

The property is located within a Safeguarding Employment Area in the Local Development Plan ("LDP") and within the Development Boundary for Llandrindod Wells. Policy DM16 applies to the property in the LDP relating to Protection of Existing Employment Sites.

Interested parties are recommended to make their own enquiries as to the suitability of the property for their proposed use or development.

ASBESTOS

It is the responsibility of the owner or tenant of the property and anyone who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012. The detection of asbestos and asbestos-related compounds is beyond the scope of the selling agents and accordingly we recommend you obtain advice from a specialist source.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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