

## PROMINENT ROADSIDE DEVELOPMENT OPPORTUNITY

### STATION ROAD (A483/A470), BUILTH WELLS, POWYS, LD2 3SS



#### KEY POINTS

- Frontage to A483
- Site area 0.43 acres
- Suitable for various uses subject to planning

#### LOCATION

Located to the rear of the Little Chef and adjacent to a Ford dealership, the site is on the edge of Builth Wells. The land is prominently situated at this major intersection serving mid South Wales, at the roundabout junction of namely the A470, A483 and B4520.

[Location Map Click Here](#)

#### DESCRIPTION

This land is surplus to the operational requirements of Little Chef being surplus car parking and unused land. Access will be via a right of way across the Little Chef car park.

#### REDEVELOPMENT

Subject to planning, the site could be suitable for various uses but prospective purchasers should make their own enquiries with [radnor.planning@powys.gov.uk](mailto:radnor.planning@powys.gov.uk) tel. 01597 827169

#### Freehold

Price upon application

#### TIMING

Upon completion of the relevant legal formalities.

#### VIEWING

Viewing can be arranged via sole agents:

Ashwell Rogers  
David England  
020 7758 3284  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

Peter Morgan  
020 7758 3283  
[peter@ashwellrogers.com](mailto:peter@ashwellrogers.com)

Ben Lansman  
020 7758 3287  
[benlansman@ashwellrogers.com](mailto:benlansman@ashwellrogers.com)

John Ray  
020 7758 3282  
[john@ashwellrogers.com](mailto:john@ashwellrogers.com)

#### SUBJECT TO CONTRACT

December 2009

#### COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

