

Former Highways Depot

Hay Road, Talgarth, LD3 0AW

BP2

Commercial Property
& Development Land



FOR SALE

0.38 ACRES
(0.15 HECTARES)

£175,000

Rare Opportunity to
Purchase a Freehold
Premises and Yard with
Planning Permission

- Desirable Market Town Location
- B1/B2/B8 redevelopment opportunity
- Prominent frontage to Hay Road giving good visibility for occupiers
- Adjacent to new CO-OP Food Store
- Planning Consent for 4 x 1,000 sq ft Starter Units and Yard/Parking

Summary

Available Size	0.38 Acres
Price	£175,000
Business Rates	To be assessed upon completion
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

A rare brownfield development site on the northern edge of Talgarth, within the Brecon Beacons National Park. Consent in place for four modern B1/B2/B8.

The site's brownfield status, prominent frontage, and connection to regional transport routes provide a rare opportunity for a development-ready commercial scheme in a high-quality, rural setting.

The consented scheme allows for a mix of B1/B2 (business) and B8 (storage/distribution) units, appealing to a wide range of occupiers designed to suit end-users or for speculative letting.

Alternatively, the site would be suitable for an owner occupier seeking a premises and/or yard area.

Location

The site is situated on the northern edge of Talgarth, a sought after market town in southern Powys within the Brecon Beacons National Park. Positioned just off Hay Road (A4078), the site benefits from good visibility and accessibility while enjoying scenic countryside surroundings.

Prominent road frontage, scenic surroundings, and excellent accessibility make this an ideal opportunity for developers or investors seeking a high-quality commercial scheme in a rural yet well-connected location

Terms

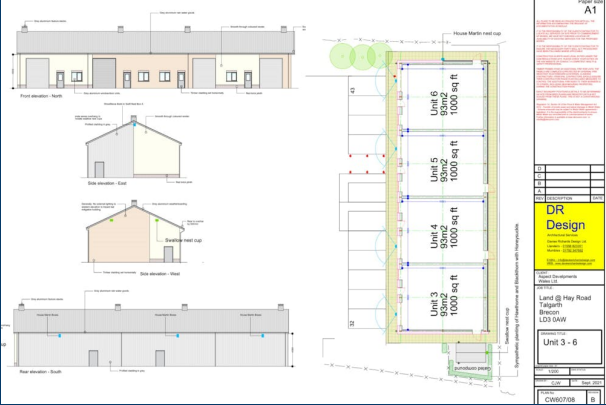
Asking price - £175,000 excl.

Site

The site provides an area of 0.38 acres.

Tenure

Freehold Sale with vacant possession.



Viewing & Further Information



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