

FOR SALE

UPON INSTRUCTIONS
FROM RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL



STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR



CF44 8SS

FORMER ABERDARE BOYS HIGH SCHOOL
TRECYNON, ABERDARE

An outstanding development opportunity in an established and popular residential location, approximately 1 mile north of Aberdare town centre.

6.91 Acres (2.80 Hectares)

The site is within the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan and is considered suitable for residential development, as well as a number of alternative land uses.

SITUATION

The former School site lies on the fringe of the village of Trecynon, and is situated approximately 1 mile north of Aberdare town centre. The A465 "Heads of The Valleys" trunk road is within approximately 2 miles and the M4 motorway is within approximately 20 miles. Cardiff city centre is within 24 miles.

DESCRIPTION

The property comprises the site of the former Aberdare Boys High School which has recently closed following relocation to the "Sobell" site. The existing access fronts onto Cwmdare Road, and it is anticipated that this will form the principal access for any proposed development.

The site comprises two distinct areas, linked by the existing service road, as shown edged red on the enclosed plan, which extends to approximately 6.91 acres (2.80 hectares) excluding service road. The area shown coloured green is to be retained for educational purposes (PRU), and the area shown coloured orange is an existing sports hall which is also to be retained by the Local Authority. The area shown coloured purple is the site of the former caretaker's house which may also be available to purchase subject to negotiation.

The school buildings are located in the northern site area, and sketch drawings illustrating the extent of the existing accommodation are included in the Information Pack.

PLANNING

The site is identified within the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan. A Planning Brief has been prepared, which confirms that the following land uses would in principle be acceptable – residential, employment, community use, leisure and mixed use. The Planning Brief deals with design context and principles, highway requirements and ecology together with a number of other development issues. The Planning Brief forms part of the Information Pack referred to below.

TENURE

Freehold.

INFORMATION PACK

An Information Pack is available from this office at a cost of £50 plus VAT to include Topographical Survey, Ground Investigation Reports, Foul and Surface Water Drainage Report, Services Information, Planning Brief, Ecology Report, Legal Summary, Title Information and Tender Documentation.

METHOD OF SALE

The property is offered for sale by informal tender. Tenders are to be submitted to the offices of Rhondda Cynon Taff County Borough Council on the prescribed forms by **12 noon on Friday 12th February 2016**. Details of the tender process and the prescribed forms are included within the Information Pack.



VIEWING:

Strictly by appointment with the sole agents, Rawlins and Madley, 17 St Andrews Crescent, Cardiff, CF10 3DB.

Tel: 029 2064 0055

Email: jeremy@rawlinsmadley.com

SUBJECT TO CONTRACT



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