



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

UPON INSTRUCTIONS FROM RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

FOR SALE

RESIDENTIAL DEVELOPMENT LAND

CEMETERY ROAD

TREORCHY • RHONDDA CYNON TAF

CF42 6TB

INDICATIVE
BOUNDARY
ONLY

An important development opportunity
located in an established residential area
close to Treorchy town centre.

6.81 Acres (2.76 Hectares)



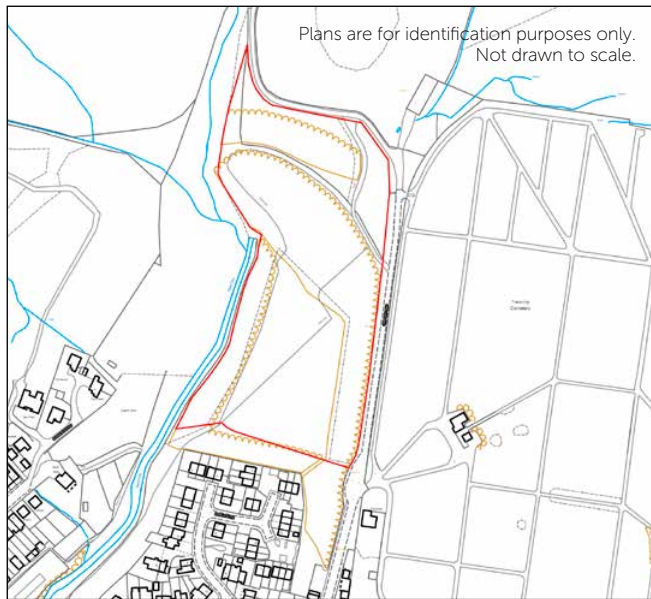
The land falls within the defined settlement boundary and is allocated for residential development in the Rhondda Cynon Taf Local Development Plan.

CEMETERY ROAD

TREORCHY • RHONDDA CYNON TAF

SITUATION

The site lies to the west of Cemetery Road and is situated approximately half a mile from Treorchy town centre which provides a range of facilities. Primary and secondary schools are conveniently located, and Treorchy and Ynyswen Railway Stations are both within 1 mile. Pontypridd is located approximately 11 miles to the south, and Cardiff city centre is within 22 miles. The M4 Motorway (Junction 32) is within 18 miles.



DESCRIPTION

The land comprises a reclaimed area and extends in total to approximately 6.81 acres (2.76 hectares).

The topography of the site varies with a large flat area in the south extending to approximately 2.42 acres (0.98 hectares).

Whilst all land within the site boundary may be suitable for residential development, it is anticipated that a first phase would comprise development of the plateau area extending to approximately 2.42 acres (0.98 hectare). Further development of the remaining land would then follow on a phased basis.

Access to the land is likely to be provided off Cemetery Road. It is understood that a small corridor adjacent to the stream on the western boundary outside the developable area lies within a C2 Flood Risk Zone.

PLANNING

The subject land lies within the defined settlement boundary and is allocated for "Residential Development" in the Rhondda Cynon Taf Local Development Plan (LDP).

The strategy of the LDP seeks to be build strong, sustainable community in the northern strategy area, through promoting development in locations which will support and reinforce the role of the key settlement of Treorchy.

A very small part of the site is a designated SINC, along the stream on the western boundary. There is also a small Tree Preservation Order area to the north of the site. An ecological assessment for the site would be required.

The Community Infrastructure Levy for residential development in the area is nil.



Plans are for identification purposes only. Not drawn to scale.

TENURE

Freehold with vacant possession upon completion.

INFORMATION PACK

An Information Pack is available upon request via Dropbox. The information includes Topographical Survey, Ground Investigation Report, Services Information and Report on Title.

METHOD OF SALE

The property is offered for sale by private treaty. Interested parties are asked to register their interest by requesting a copy of 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

Misrepresentation Act:

Rawlins & Madley for themselves and for the vendors of the property for whom they act give notice that:

- (i) These particulars are a general outline only for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or contract;
- (ii) Rawlins & Madley cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) Rawlins & Madley will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (iv) The reference to any plant, machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition, or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.
- (v) No employee of Rawlins & Madley has any authority to make representation or warranty or enter into any contract whatever in relation to the property.

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November 2017

SUBJECT TO CONTRACT



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RHONDDA CYNON TAF
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YN ÔL CYFARWYDDIADAU CYNGOR BWRDEISTREF SIROL RHONDDA CYNON TAF

AR WERTH

TIR DATBLYGIAD PRESWYL

CEMETERY ROAD

TREORCI • RHONDDA CYNON TAF

CF42 6TB

FFIN
DDANGOSOL
YN UNIG

Cyfle datblygu pwysig wedi'i leoli mewn
ardal breswyl sefydledig yn agos i
ganol tref Treorci.

6.81 erw (2.76 hectar)



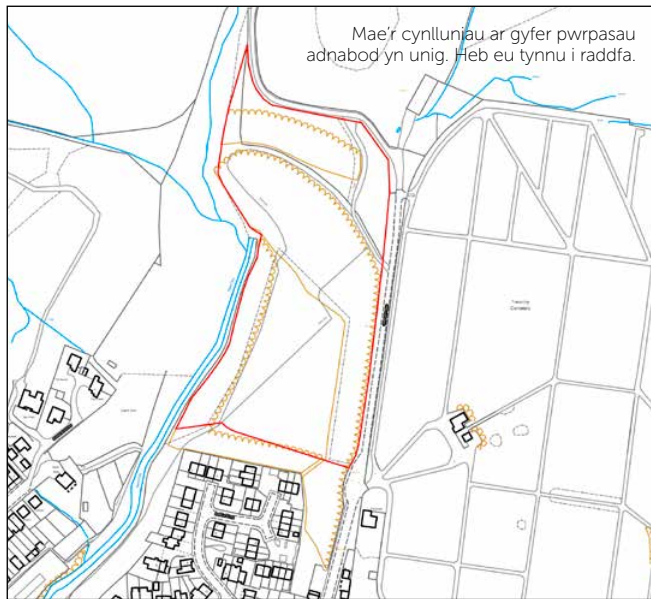
Mae'r tir y tu mewn i ffiniau anheddiad diffiniedig ac mae wedi ei neilltuo ar gyfer datblygiad preswyl yng Nghynllun Datblygu Lleol Rhondda Cynon Taf.

CEMETERY ROAD

TREORCI • RHONDDA CYNON TAF

SEFYLLFA

Mae'r safle wedi'i leoli i'r gorllewin o Cemetery Road ac mae oddeutu hanner milltir o ganol tref Treorci sy'n darparu ystod o gyfleusterau. Mae ysgolion cynradd ac uwchradd wedi'u lleoli yn gyfleus, ac mae Gorsafoedd Rheilffordd Treorci ac Ynyswen o fewn 1 filltir. Mae Pontypridd wedi ei leoli tua 11 milltir i'r de, ac mae canol dinas Caerdydd o fewn 22 milltir. Mae Traffordd yr M4 (Cyffordd 32) o fewn 18 milltir.



DISGRIFIAD

Mae'r tir yn cynnwys ardal wedi'i adfer ac sy'n ymestyn i gyfanswm o tua 6.81 erw (2.76 hectar).

Mae topograffi'r safle yn amrywio, gydag ardal wastad fawr yn y de sy'n ymestyn i tua 2.42 erw (0.98 hectar).

Er y gall yr holl dir o fewn ffiniau'r safle fod yn addas ar gyfer datblygiad preswyl, rhagwelir y byddai'r cam cyntaf yn cynnwys datblygiad yr ardal wastad yn y de sy'n ymestyn i tua 2.42 erw (0.98 hectar). Byddai datblygiad pellach y tir sy'n weddill yn cael ei gyflawni yn raddol wedi hynny.

Mae'n debygol y byddai mynediad i'r tir yn dod o Cemetery Road. Rydyn ni'n deall bod coridor bach ger y nant ar y ffin orllewinol y tu allan i'r ardal y mae modd ei datblygu yn gorwedd o fewn Parth Perygl Llifogydd C2.

CYNLLUNIO

Mae'r tir dan sylw y tu mewn i ffiniau anheddiad diffiniedig ac mae wedi ei neilltuo ar gyfer "Datblygiad Preswyl" yng Nghynllun Datblygu Lleol Rhondda Cynon Taf.

Mae strategaeth y Cynllun Datblygu Lleol yn ceisio adeiladu cymuned gynaliadwy, gryf, yn yr Ardal Strategaeth Ogleddol drwy hyrwyddo datblygu mewn mannau a fydd yn ategu ac yn atgyfnerthu rôl yr Anheddiad Allweddol, Treorci.

Mae darn bach o'r safle - ar hyd y nant ar ffin orllewinol y safle - yn Safle o Bwys Cadwraeth Natur ('SINC'). Mae hefyd ddarn bach o dir, ym mhen gogleddol y safle, â Gorchymyn Diogelu Coed. Byddai angen cynnal asesiad ecolegol ar gyfer y safle.

Ardoll Seilwaith Cymunedol ar gyfer datblygiad preswyl yn yr ardal yma yw dim.



Mae'r cynlluniau ar gyfer pwrpasau adnabod yn unig. Heb eu tynnu i raddfa.

DEILIADAETH

Rhydd-feddiant gyda meddiant gwag ar ôl cwblhau.

PECYN GWYBODAETH

Mae modd cael Pecyn Gwybodaeth ar gael ar gais trwy Dropbox. Mae'r wybodaeth yn cynnwys Arolwg Topograffig, Adroddiad Ymchwiliad Tir, Gwybodaeth am Wasanaethau ac Adroddiad ar Deitl.

DULL GWERTHU

Mae'r eiddo ar werth drwy gytundeb preifat. Mae gofyn i'r rhai sydd â diddordeb ofyn am gael copi o'r pecyn gwybodaeth er mwyn cofrestru eu diddordeb.

YMWELD Â'R SAFLE



Trwy apwyntiad yn unig gyda'r asiant:

Rawlins and Madley,
17 St Andrews Crescent,
Caerdydd
CF10 3DB

Ffôn: 029 2064 0055

E-bost: jeremy@rawlinsmadley.com

Doddf Camlinio:

Cyhoedda Rawlins & Madley ar ran eu hunain ac ar ran gwerthwyr yr eiddo y maent yn gweithredu ar eu rhan:

- (i) Mai amlinellad cyffredinol yn unig fel cyfarwyddyd i ddarpar brynwyr yw'r manylion hyn ac nid ydynt yn cyflwyno unrhyw gynnig neu gytundeb, boed yn gyfan neu'n rhannol.
- (ii) Ni all Rawlins & Madley warantu cywirdeb unrhyw ddsgrifiad, dimensiynau, cyfeiriadau at gyflwr, caniatâd gofynnol ar gyfer defnydd a meddiant ynghyd â manylion eraill a gynhwysir yn hyn o beth a ni ddylai darpar brynwyr ddibynnu arnynt fel datganiadau o ffaith neu gynrychiolaethau a bydd rhaid iddynt fodoni'u hunain parhau eu cywirdeb.
- (iii) Ni fydd Rawlins & Madley'n atebol, drwy esgusustod neu fel arall, am unrhyw niwed sy'n codi o ddefnydd y manylion hyn; a
- (iv) Na chyfansoddir unrhyw gyfeiriad at beirannau tymion, offer, gwasanaethau, gosodiadau a ffladau yn yr adeilad gynrychiolad (oni nodi fel arall) o'i gyflwr neu'i arswedd, neu ei fod yn medru cyflawni ei swyddogaeth bwrsadol. Dylai darpar brynwyr fodoni'u hunain parhau addasrwydd atennau o'r fath i'w gofynion.
- (v) Nid oes gan unrhyw weithwyr sy'n perthyn i Rawlins & Madley awdurdod i gyflwyno neu warantu neu fynd i gytundeb mewn unrhyw fodd mewn perthynas â'r eiddo.