



FOR SALE

FORMER PONTYGWAITH INDUSTRIAL ESTATE

PONTYGWAITH RHONDDA CYNON TAF



INDICATIVE
BOUNDARY
ONLY

CF43 3LN

A substantial residential development opportunity, being a level plateau within approximately 6 miles of Pontypridd and 17 miles of Cardiff city centre.

5.19 Acres (2.10 Hectares)

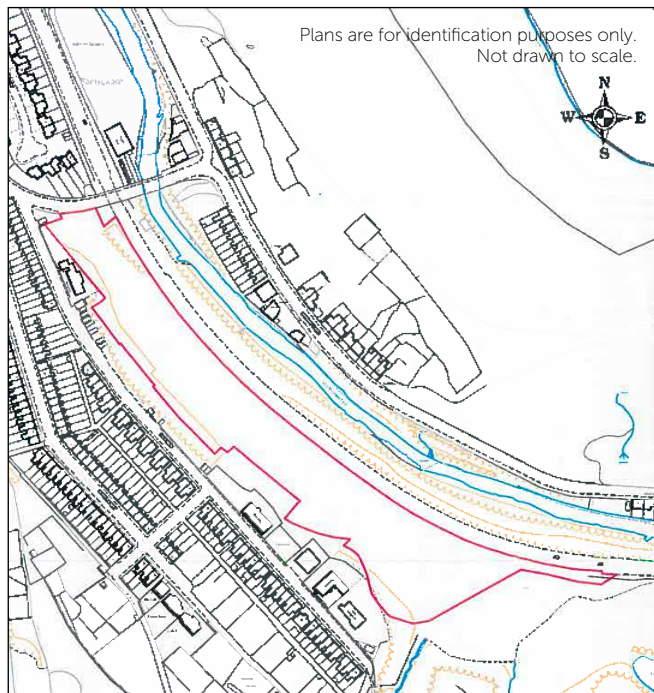


The site has been identified as 'Strategic Housing Site' capable of providing a range of house types and densities subject to formal planning approval.

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SITUATION

The site is bounded to the northeast by the A4058 (Porth Relief Road). Access is obtained from Capel Soar Bridge, Brewery Terrace to the north. Porth town centre is within approximately 1 mile, and the larger town of Pontypridd is within 6 miles. Cardiff city centre is within 17 miles and the M4 Motorway (Junction 32) is within 13 miles.



DESCRIPTION

The property comprises an engineered plateau that previously supported light industrial/manufacturing units. The site has been cleared, and the plateau was re-engineered as part of the adjacent Porth Relief Road construction.

The site area extends in total to 5.19 acres (2.10 hectares) as shown for identification purposes only on the enclosed plan.

PLANNING

The property lies within the northern strategy area, where the emphasis is on building sustainable communities. Whilst within the settlement boundary of Pontygwaith, the site is currently not allocated for a specific purpose.

The land has been identified as a 'Strategic Housing Site' capable of providing a range of housing types and densities subject to a formal planning application being submitted and approved.

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

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.



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

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:

- 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;
- 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;
- Rawlins & Madley will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
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- 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

AR WERTH

SAFLE HEN YSTAD DDIWYDIANNOL PONT-Y-GWAITH

PONT-Y-GWAITH RHONDDA CYNON TAF



FFIN
DDANGOSOL
YN UNIG

CF43 3LN

Cyfle datblygu preswyl
sylweddol, sef llwyfandir gwastad o fewn
oddeutu 6 milltir o Bontypridd a 17 milltir o
ganol dinas Caerdydd.

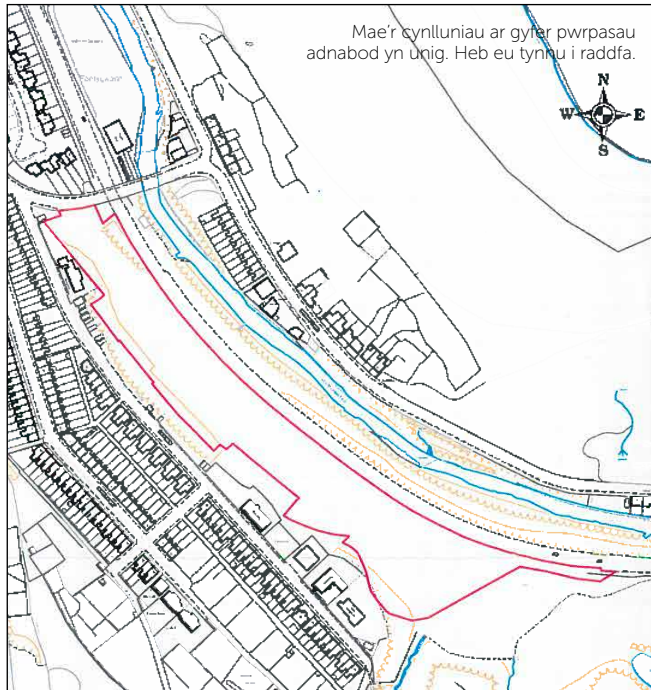
5.19 erw (2.10 hectar)

Mae'r safle wedi'i nodi fel 'Safle Tai Strategol' sy'n gallu darparu ystod o fathau o dai a dwyseddau yn amodol ar gymeradwyaeth cynllunio ffurfiol.

PONT-Y-GWAITH RHONDDA CYNON TAF

SEFYLLFA

Mae'r safle wedi'i ffinio i'r gogledd-ddwyrain gan yr A4058 (Ffordd Liniaru'r Porth). Mae mynediad ar gael o Bont Capel Soar, Brewery Terrace tua'r gogledd. Mae canol tref Y Porth o fewn tua milltir, a'r dref fwy, Pontypridd, o fewn 6 milltir. Mae canol dinas Caerdydd o fewn 17 milltir, a Thraffordd yr M4 (Cyffordd 32) o fewn 13 milltir.



DISGRIFIAD

Mae'r eiddo yn cynnwys llwyfandir peirianyddol a oedd gynt yn cefnogi unedau diwydiannol/gweithgynhyrchu ysgafn. Mae'r safle wedi cael ei glirio, a chafodd y llwyfandir ei ail-beiriannu fel rhan o'r gwaith i adeiladu Ffordd Liniaru'r Porth sydd gerllaw.

Mae'r safle yn ymestyn i 5.19 erw (2.10 hectar), fel sydd wedi ar y cynllun amgaeedig at ddibenion nodi yn unig.

CYNLLUNIO

Mae'r eiddo yn gorwedd o fewn ardal y strategaeth gogleddol, lle mae'r pwyslais ar adeiladu cymunedau cynaliadwy. Er ei fod o fewn ffin anheddiad Pont-y-gwaith, dydy'r safle ddim wedi'i ddyrannu at ddiben penodol ar hyn o bryd.

Mae'r safle wedi'i nodi fel 'Safle Tai Strategol' sy'n gallu darparu ystod o fathau o dai a dwyseddau yn amodol ar gais cynllunio ffurfiol yn cael ei gyflwyno a'i chymeradwyo.

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

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.



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

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

Deddf Camliwio:

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 ddarparu brynnyr yw'r manylion hyn ac nid ydynt yn cyflansoddi unrhyw gynnig neu gytundeb, boed yn gyfan neu'n rhanol;
 - (ii) Ni all Rawlins & Madley warantu cywirdeb unrhyw ddisgrifiad, dimensiynau, cyfeiriadau at gyflwr, caniatâd gofynnol ar gyfer defnydd a meddiant ynghyd â manylion eraill a gynhwysir yn hyn o beth a ni ddylai ddarparu brynnyr 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 esgaulustod neu fel arall, am unrhyw niwed sy'n codi o ddefnydd y manylion hyn; a
 - (iv) Na chyfansoddir unrhyw gyfeiriad at beiriau neu brynion, offer, gwasanaethau, gosodadau a ffladau yn yr adeilad gynrychiolad (oni nodir fel arall) o'i gyflwr neu'i arswadd, neu ei fod yn medru cyflawni ei swyddogaeth bwrsasol. Dylai ddarparu brynnyr fodoni'u hunain parhau addasrwydd oherau o'r fath i'w gofynion.
- (Nid oes gan unrhyw weithiwr sy'n perthyn i Rawlins & Madley awdurdod i gyflwyno neu warantu neu fynd i gyntundeb mewn unrhyw fodd mewn perthynas â'r eiddo.)