



**rawlins
& madley**

chartered surveyors

FOR SALE

Residential Development Land

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Indicative boundary for identification purposes only

SITE FOR 4 DETACHED DWELLINGS OFF QUARRY ROAD, MAESYCOED, PONTYPRIDD, CF37 1JD

- A total site area extending to approximately 1.5 acres (0.6 hectare).
- Net area as shown edged red above extending to approximately 0.97 acre (0.39 hectare).
- Outline planning permission (no Section 106 Agreement) for construction of 4 detached dwellings.
- Prominent site in established and popular residential location within 1 mile of Pontypridd Town Centre.
- Information Pack available.

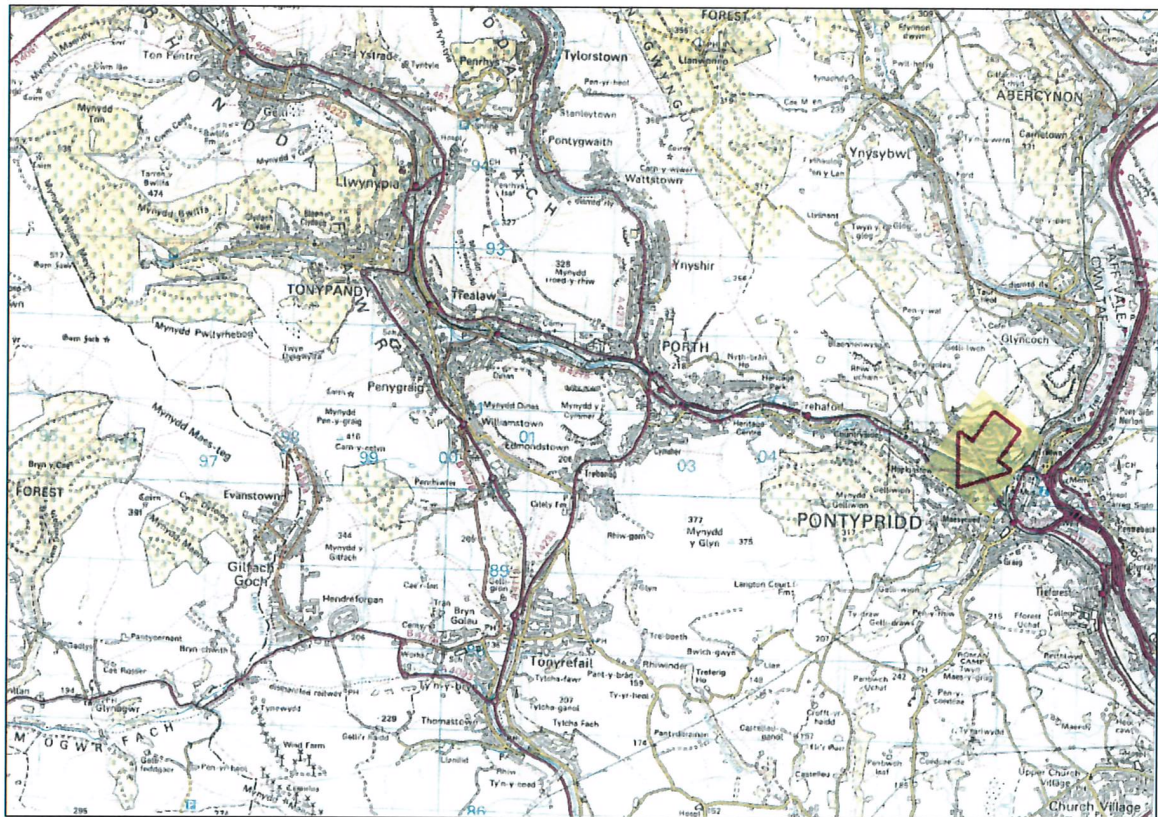
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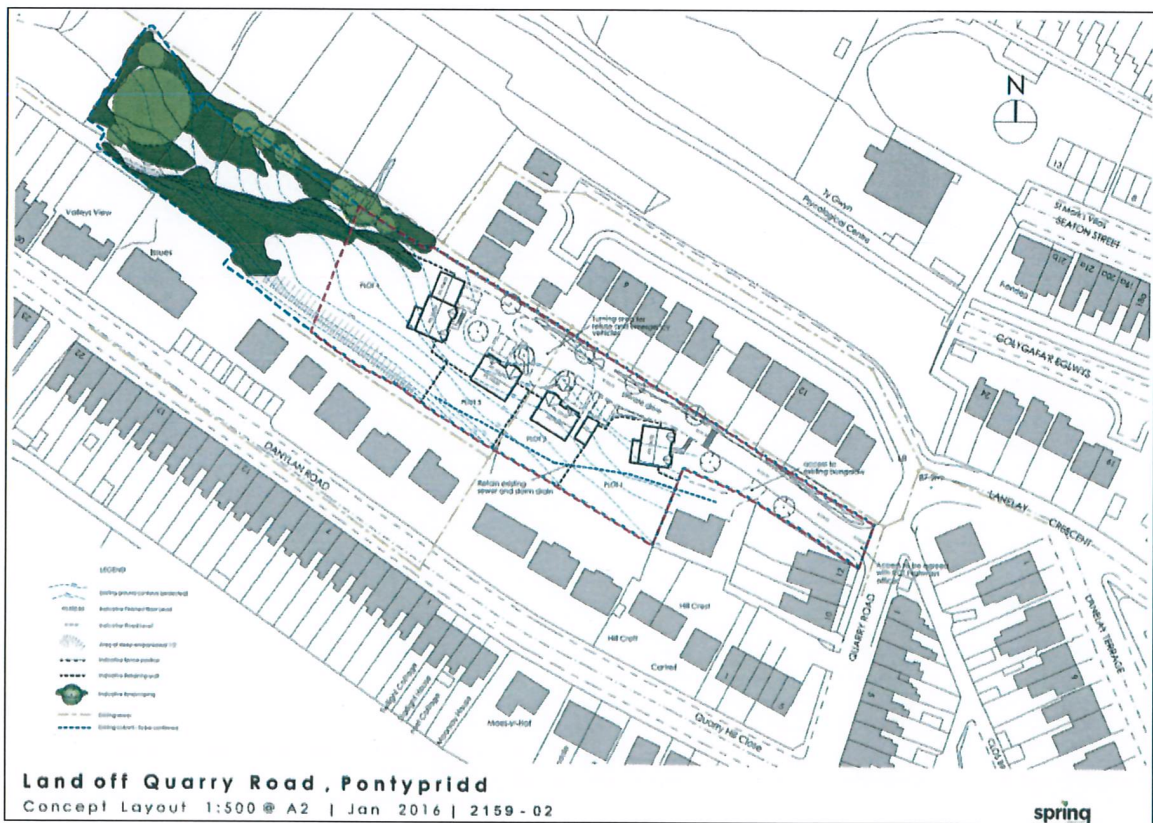
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LOCATION PLAN



SITE AREA



LOCATION

The subject land occupies a prominent position to the west of Quarry Road, Maesycod, Pontypridd, near its junction with Lanelay Crescent. Pontypridd Town Centre and railway station are within approximately 1 mile, and local facilities are conveniently available. Access to the A470 Trunk Road is within approximately 1.5 miles, linking with the M4 Motorway in approximately 10 miles. Cardiff City Centre is within 14 miles.

DESCRIPTION

The gross site area extends to approximately 1.5 acres (0.6 hectare) as shown outlined in red and blue on the site area plan. The land edged blue comprises an area of open space/amenity land, which is within the area to be sold.

Vehicular access is via a private drive from Quarry Road, which is subject to an existing right of way serving the adjoining bungalow. A public footpath runs parallel with the northern boundary and traverses the area of open space to the northwest.

The land currently comprises hardstanding together with grassed areas. A large shed of framed construction stands in the centre of the site which will be demolished as part of the development process.

Surrounding property is residential in character, with an area of green space to the northwest.

PLANNING

Outline planning permission for construction of 4 detached dwellings with associated works was granted, subject to conditions, on 14 June 2019, under planning reference 18/1361/13.

The planning permission relates to the area of land as shown edged red on the

enclosed drawings which extends to approximately 0.97 acre (0.39 hectare).

A copy of the planning permission is included within the Information Pack referred to below, together with other background information. It will be essential for all interested parties to satisfy themselves on all planning aspects by discussion with the Local Planning Authority and examination of the planning portal, which can be accessed by using the above reference.

Interested parties' attention is drawn to the reserved matters that are for future determination. There is no Section 106 Agreement, but the consent is granted subject to a number of conditions.

INFORMATION PACK

The following background information can be provided to prospective purchasers by way of a Dropbox link upon request:

List of contents:

- Site Plan
- Concept Layout Drawing
- Parameter Drawings
- Outline Planning Permission
18/1361/13 - subject to conditions
- Preliminary Ecology Appraisal and Preliminary Roost Assessment Report
- Topographical Survey
- Cornerstone Drainage Report
- Cornerstone Underground Utilities Search Report
- Highways Information and Traffic Count
- Registered Title Information

The above information is provided in order to assist prospective purchasers, but it is essential that interested parties make their own enquiries in order to satisfy themselves regarding all technical, legal and planning aspects of the site and the proposed development.

A ground investigation report has not been commissioned by the vendor, and an opportunity to check ground conditions/foundation treatments will be provided to the preferred bidder, prior to exchange of contracts.

TENURE

The property is freehold and will be sold with the benefit of vacant possession throughout.

As indicated, a public footpath runs adjacent to the northern boundary and traverses the area of green space.

BASIS OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers in excess of £180,000 (subject to contract) are invited for the freehold interest.

VAT

The seller has not elected to charge VAT on the sale proceeds, but reserves the right to do so.

VIEWING

The general site area can be viewed from the public footpath that runs adjacent to the northern boundary. Specific arrangements to walk the land should be made with the selling agent.

All parties inspecting the land do so entirely at their own risk. All measurements and square areas quoted are approximations only and should be verified by formal site survey.



FURTHER INFORMATION

To register your interest and to request a copy of the Information Pack, please contact:

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NB: maps, plans and photographs are for identification purposes only and not to scale.

SUBJECT TO CONTRACT
2233/07/19