

FOR SALE

RESIDENTIAL DEVELOPMENT LAND

FORMER YNYSCYNON FARM, CWMBACH, ABERDARE CF44 0JL
APPROXIMATELY 3.24 HECTARES (8 ACRES)



Residential development site with resolution to grant planning permission for 77 dwellings, subject to completion of a Section 106 Agreement.

Please note: the area marked on the photo is for reference only and is not an exact representation

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LOCATION

The site is located in Cwmbach, on the eastern slopes of the Cynon Valley approximately 2 miles east of Aberdare. It adjoins Aberdare Golf Club.

Aberdare is an important commercial centre located on the northern edge of Rhondda Cynon Taff County Borough. The town has a population of approximately 40,000 and a population of approximately 240,000 within the County Borough. The A4059 which is within 1 mile provides access to Aberdare town centre, and the A470 Trunk Road. The M4 motorway is within 18 miles and Cardiff City Centre is within 21 miles.

The site is well served by public transport, with bus stops conveniently located and a railway halt in Canal Road.

DESCRIPTION

The development site extends to approx. 3.24 hectares (8.00 acres) and forms part of the former Ynyscynon Farm. The land is formally allocated in the adopted Local Development Plan and is located in an established and well regarded residential area. Aberdare Retail Park is in close proximity, which includes occupiers such as ASDA Superstore, Farm Foods, Pets at Home and Domino's.

PLANNING

The site has the benefit of a resolution to grant planning permission for development of 77 dwellings subject to completion of a Section 106 Agreement.

CIL (Community Infrastructure Levy) does not apply to this site.

TENURE

Freehold.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the Sale price.



INFORMATION PACK

A significant amount of technical information has been commissioned by the vendor and is available upon request in CD format. The pack includes planning information, site surveys, plans and other technical information.

VIEWING/FURTHER INFORMATION

Strictly by appointment with joint agents:

alder king
PROPERTY CONSULTANTS
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ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos related compounds is beyond the scope of Rawlins & Madley / Alder King and accordingly we recommend you obtain advice from a specialist source.

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