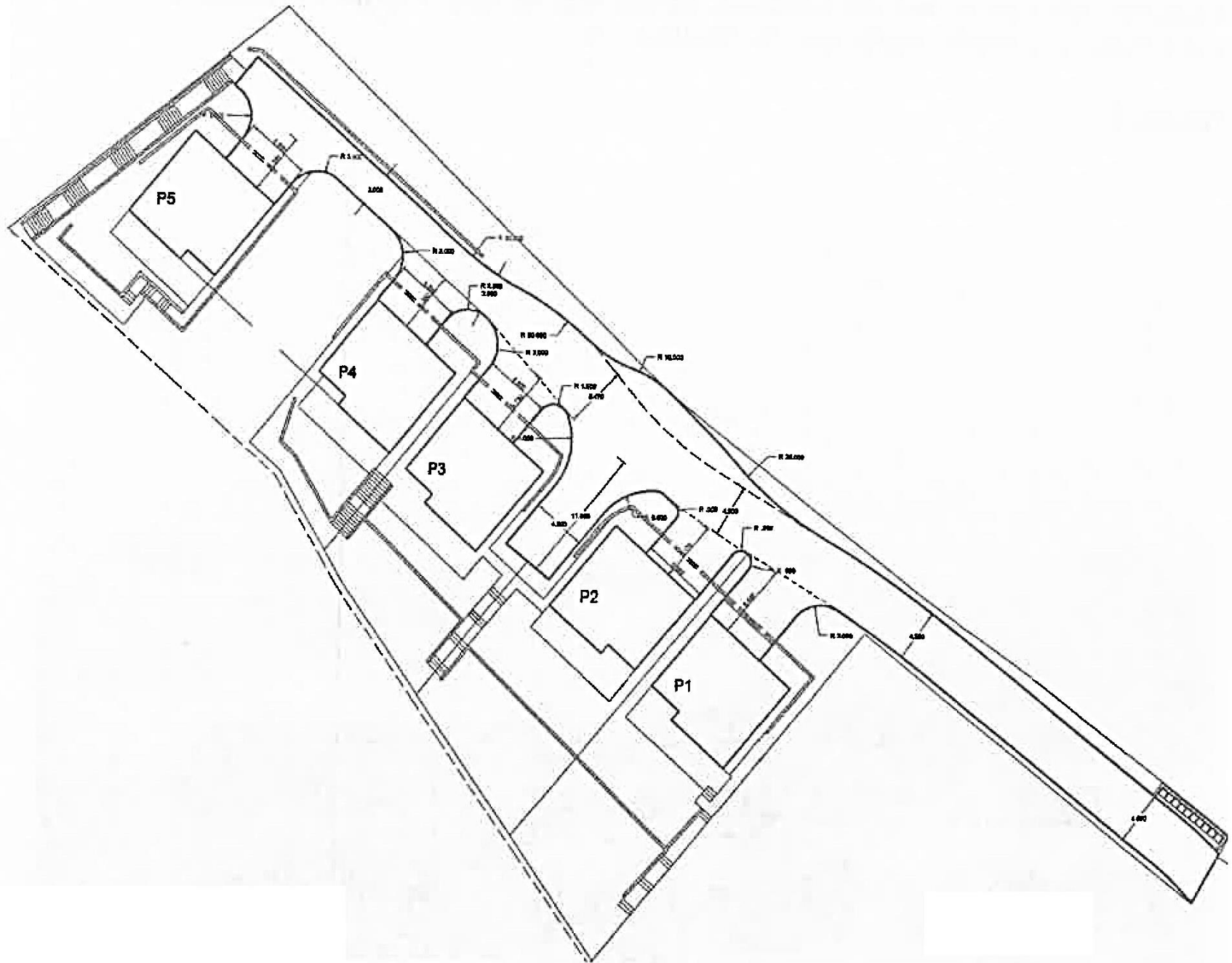


Development

hrt
herbert r thomas

0.698 Acres of
Development Land,
North West of Llys Y Fran,
Station Terrace, Bedlinog,
Treharris, CF46 6TT

hrt.uk.com



0.698 Acres of Development Land in Bedlinog

By Private Treaty

Guide Price of **£200,000**

An excellent opportunity to purchase approx. 0.698 acres (0.282 hectares) of residential development land.

Subject land is Phase 1 of 4.

Greenfield site with no contamination.

Approved planning consent (P/17/0368) for 5 no. detached 4 bedroom dwellings.

Central location in Bedlinog, Treharris in Mid Glamorgan.

Bedlinog is a small semi-rural village, surrounded by open countryside.

Freehold with vacant possession.

For sale by private treaty.



View of the Site for the Four Phases
3.91 hectares



Phases 1, 2, 3 & 4

Location

Bedlinog is a small semi-rural village, surrounded by open countryside, situated in the Taff Bargoed Valley in Mid Glamorgan.

The village runs parallel to the east of the main Merthyr Valley, approximately 7.5 miles to the south east of Merthyr Tydfil and approximately 10 miles to the north of Pontypridd. The Heads of the Valley Road (A465) is conveniently located approximately 10 minutes to the north.

Bedlinog offers local amenities to include bus services, public houses, primary school, post office and rugby football club, with a wider range of amenities available at Merthyr Tydfil and Pontypridd. Abercynon Train Station is approximately 15 minutes to the south of the subject land.

Bedlinog consists of predominantly small terraced properties with a small number of more recent modern style residential developments.

A major regeneration scheme is being undertaken by the Merthyr Tydfil County Borough Council in order to improve the terraces and other properties situated in Bedlinog.

Description

An excellent opportunity to purchase land with approved planning consent granted on 29th March 2018 for the erection of five dwellings with associated landscaping and access road.

The land, a greenfield site with no contamination, extends to approximately 0.698 acres (0.282 hectares). We are advised that the ground is stable and would be suitable for the conventional strip foundations with simple cut and fill.

The site is located within a central position in the semi-rural village of Bedlinog adjacent to a cul-de-sac of relatively new properties built in the 1990s.

The land benefits from unobstructed views across the valley.

The **subject land** is **Phase 1** of a 4 phase development in Bedlinog. Please see plan attached, **Phase 1 coloured pink on the plan**.

The houses have been designed by CLC Architects.

Planning

Interested parties are advised to make their own enquiries with the Merthyr Tydfil County Borough Council in order to verify.

Merthyr Tydfil County Borough Council

www.merthyr.gov.uk

Reference	P/17/0368
Proposal	Erection of Five Dwellings with Associated Landscaping and Access Road (Phase 1 of Planning Permission P/14/0130)
Location	Land North West of Llys Y Fran, Station Terrace, Bedlinog
Decision	Reserved Matters Approval
Decision Date	29th March 2018

We understand that affordable housing is not a requirement for Phase 1 (subject land).

An ecological survey has been carried out.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

HM Land Registry

Part of the Freehold Title Number WA512101.

Access

Access to the land is from Station Terrace which is situated off the B4255. The land is accessed via an agricultural gate to the right hand side of Station Terrace opposite Ty Coch.

Services

We have been informed that main services are either on the site or adjacent to the site.

Interested parties are advised to make suitable enquiries.

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Tenure and Possession

Freehold with Vacant Possession provided upon legal completion.

Method of Sale

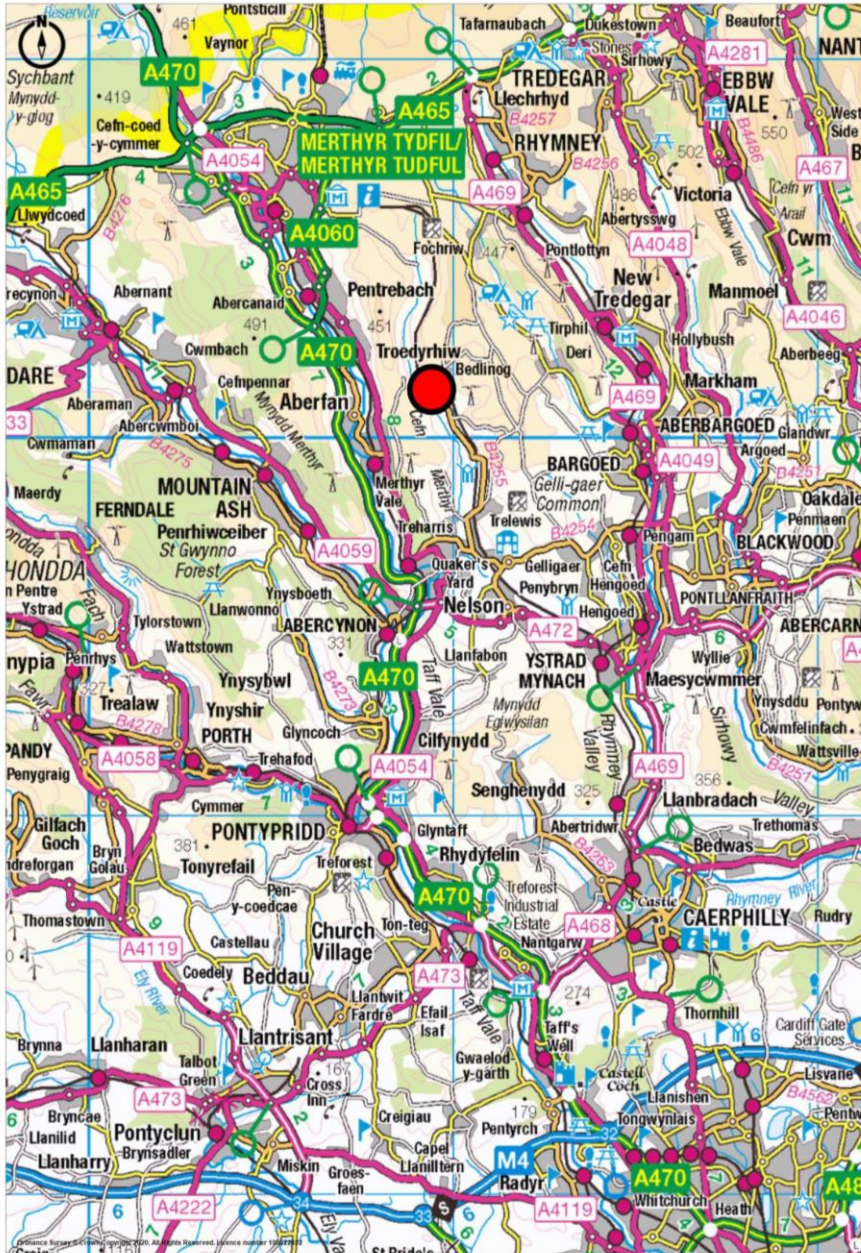
The site is offered for sale as a whole by Private Treaty.

Additional land available by separate negotiation.

Price

Guide Price of £200,000.

Development Land in Bedlinog



Directions

For Sat Nav users: CF46 6TT

Travelling from Cardiff, head north on the A470. At the Abercynon roundabout, take the third exit signposted Ystrad Mynach (A472)/Treharris. At the next roundabout, take the second exit signposted Ystrad Mynach/Nelson (A472). Turn left onto Llwyncelyn Terrace and continue onto the B4255. Continue along the B4255 through Trelewis to Bedlinog. Turn left onto Station Terrace. The site entrance is located at the end of Station Terrace on the right hand side.

Look for the Herbert R Thomas sale board.

Viewing Arrangements

Viewing is strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.



For further information please contact:

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Development

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