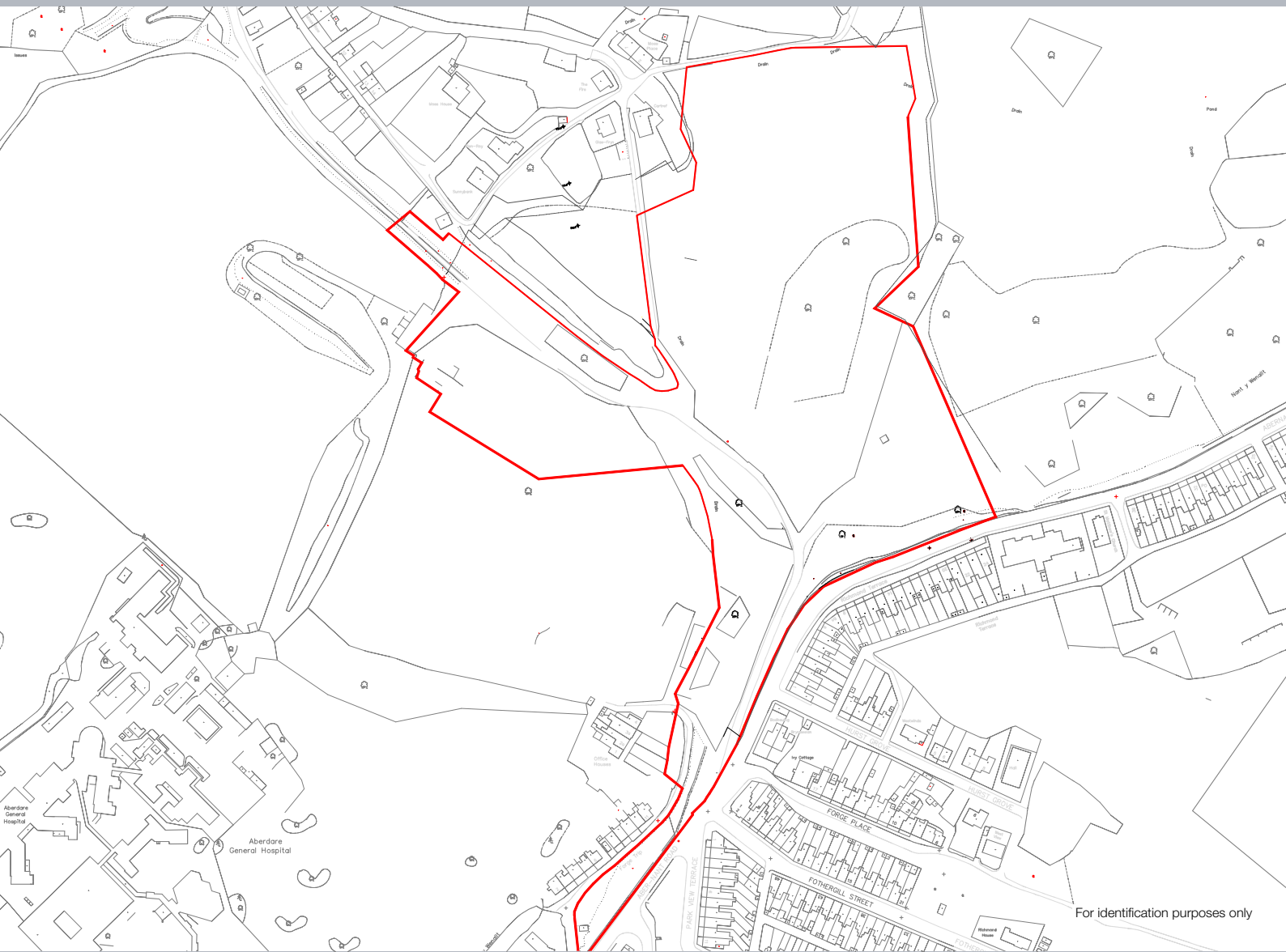


LAND AT MOSS PLACE

ABERNANT • ABERDARE • CF44 0YU

RESIDENTIAL DEVELOPMENT OPPORTUNITY - FOR SALE



For Sale

Residential Development Opportunity

Land at Moss Place, Abernant, Aberdare, CF44 0YU

Site area of approximately 5.76 hectares (14.24 acres) • Outline planning permission for 68 dwellings
Remaining phase allows for 61 dwellings to be built • Scenic rural location with convenient links to road and rail infrastructure

The Site

The site at Moss Place is currently undeveloped. The land is of an irregular shape with levels rising in a northerly directly. The plot measures approximately 5.76 hectares (14.24 acres).

The adjacent dwellings are characterised by large detached dwellings within spacious plots.

Location and Situation

The town of Aberdare is located in the Cynon Valley, approximately 19 miles north-west of Cardiff. Aberdare is situated immediately south of the Brecon Beacons National Park, with the A4059 providing good access to visitor attractions and picturesque scenery. The town benefits from convenient transport links, with the A465 'Heads of the Valleys Road' located approximately 2.5 miles north with Aberdare railway station (0.5 mile south-west) providing direct services to Cardiff Central Station. Aberdare station is one which is earmarked to benefit from improved journey times and passenger capacity as part of the South Wales Metro project.

Aberdare town provides a range of local amenities in both traditional high street and out-of-town retail locations. A Tesco superstore is situated approximately one mile from the subject site. Schools in close proximity include Aberdare Town Church Primary, St John the Baptist High School, and Coleg y Cymoedd's Aberdare college campus. The development of the new £350m Aberdare Community School has completed.

Services

The property is served by all mains services including gas, water, electricity, telecommunications, sewerage and surface water drainage.

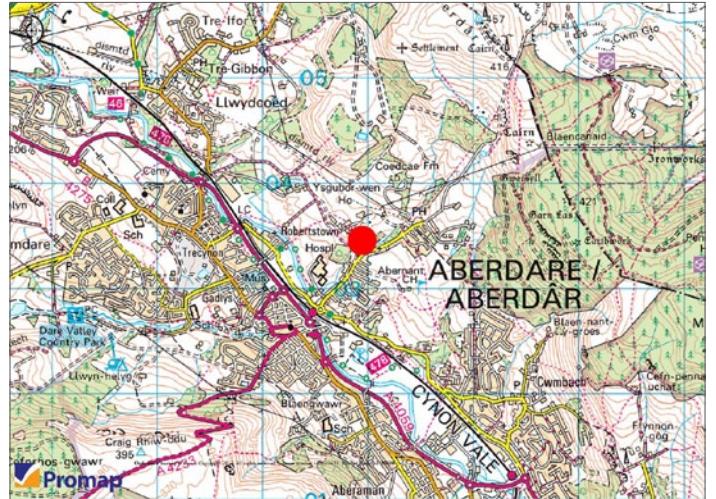
We advise that applicants should make their own enquiries with the relevant statutory service providers.

Planning Status

The site benefits from outline planning permission for 68 residential dwellings (05/0134/13, 10/0309/15).

Since the original outline permission was granted, seven dwellings have been developed under a separate full planning permission. As such, the remaining land has outline permission for 61 dwellings.

Any interested parties should contact the Planning Department at the Local Authority on 01443 425004.



Tenure & Vacant Possession

Available as freehold with vacant possession.

Method of Disposal

Unconditional offers are invited for the whole. The vendor will consider conditional bids with a non-refundable deposit.

The sale is to be conducted by private treaty however the vendor reserves the right to set a tender deadline.

VAT

The property is elected in respect of VAT..

Further Information

For further information and to arrange a viewing please contact:

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