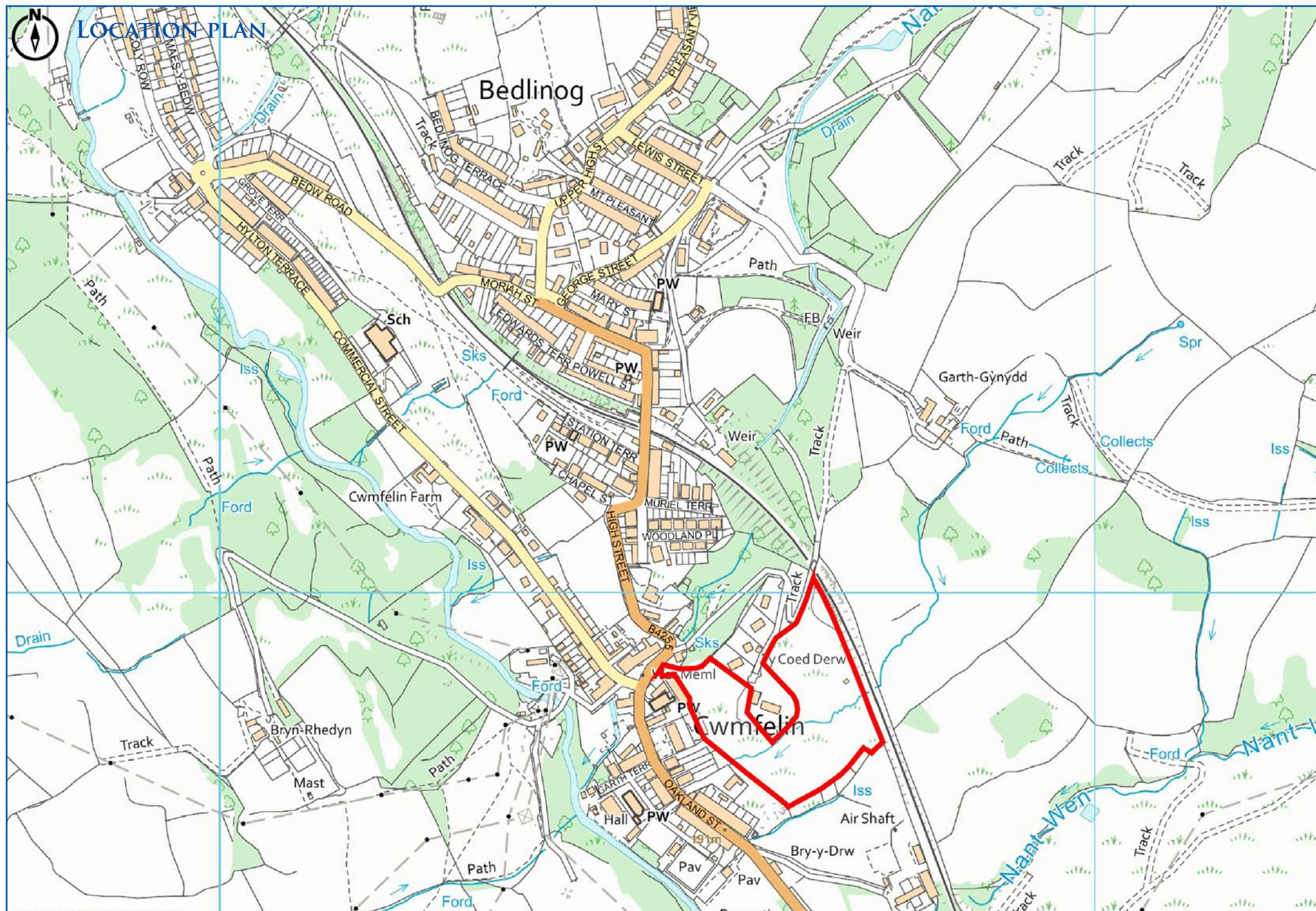




Bedlinog

LAND AT BEDLINOG

MERTHYR TYDFIL, MID GLAMORGAN, CF46 6RF





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THE LAND AT BEDLINOG HAS POTENTIAL FOR AN EXCITING DEVELOPMENT OPPORTUNITY. OFFERS ARE INVITED FROM DEVELOPERS FOR A SUBJECT TO PLANNING CONDITIONAL SALE OF THE SITE.

The land at Bedlinog is situated on the eastern edge of the village. The site historically benefitted from a now lapsed planning consent dating back to 2013 for circa 50 dwellings (details available in the site information pack).

The site is located within the settlement boundary of Bedlinog with direct access into the public highway.

- Edge of village location
- Convenient access to core village services and public transport •
- Excellent opportunity to promote a market or affordable-led development scheme •
- Approximately 2.67 hectares (6.59 acres) •
- Available for sale on a conditional subject to planning basis. •

Merthyr Tydfil 7.5 miles • Newport 20 miles
Cardiff 20 miles • Swansea 40 miles

(All distances and times are approximate)



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These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

SITE INFORMATION

Situated on the edge of the attractive and well-connected village of Bedlinog, this site enjoys a pleasant setting with convenient access to local shops, services, and community facilities. The location also benefits from excellent road connections, providing easy access to Merthyr Tydfil and further afield to the city of Newport.

Powells have been instructed to invite offers from developers for the site on a conditional 'Subject to Planning' basis.

PLANNING CONTEXT & DEVELOPMENT POTENTIAL

The site lies within the jurisdiction of Merthyr Tydfil County Borough Council. Historic planning consent for residential development was previously granted under reference P/11/0360, which approved a scheme for approximately 50 dwellings. Although this consent has since lapsed, it provides a clear precedent that the principle of residential development on the site was considered acceptable.

The site is located within the current Local Development Plan (LDP) village boundary for Bedlinog, reinforcing its suitability for future housing. Whilst planning and environmental policies have evolved since the earlier consent, the site continues to present a strong opportunity, subject to a sensitively designed scheme that reflects the local character and setting.

Merthyr Tydfil County Borough Council face ongoing challenges in delivering a sufficient supply of housing land, which may further support the site's potential as a windfall opportunity, particularly for an affordable-led residential scheme. Interested parties are encouraged to undertake their own site inspections and seek professional planning and design advice to confirm the site's suitability for development under current policy requirements.

SERVICES

Interested parties should make and rely upon their own enquiries regarding the availability and cost of connections to mains services and utilities.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

VAT

The VAT status of the property is to be confirmed.

INVITATION OF OFFERS – SUBJECT TO PLANNING

Land at Bedlinog is available by Informal Tender. Conditional offers, subject to planning, are invited for the freehold of the site.

In preparing an offer for the acquisition of the freehold site, subject to planning consent, all parties are to include the following information:

- Company name of the developer and details of any legal entity proposed to purchase the site;
- Outline of company planning and development experience including experience of the successful delivery of other residential schemes.
- Confirmation of 18 month Contract Period and 6 month Extension Period (If required);
- Confirmation of contract conditional upon securing planning consent only;
- Confirmation of a non refundable but deductible Deposit payable upon entry into the contract.
- Proposed Purchase Price upon completion.
- Completion to take place within eight weeks of the date planning consent is granted.
- Confirmation that landowners reasonable legal and professional agents fees will be paid on entry to the contract.
- Confirmation that full funds are in place for completion of a sale (No deferred payments will be considered).

EXPRESSIONS OF INTEREST

To receive updates during the marketing period, please register interest by emailing: enquiries@powellsrural.co.uk

VIEWING ARRANGEMENTS

The site may be viewed at any time during daylight hours with a copy of this brochure. Access is available directly from the highway. Viewers must take appropriate care when inspecting the site.

AGENT CONTACT

For further details, please contact:

Stuart Leaver BSc (Hons) MSc MRICS FAAV

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