



**hrt**

herbert r thomas

Building Plot  
High Street  
Ynysybwll  
RCT  
CF37 3EE

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# Building Plot

By Private Treaty

Guide Price:  
£49,950

\*Note: Plot only, no residential dwelling



Building plot with full planning permission granted

Accessible Location

Unique opportunity

Project LAND WEST OF HIGH STREET, WESTON		Date 1/10/21	Scale 1:50 @ A1	Author JANUARY 2021	Revised Rev: 0 DRAWING AMENDED AS PER CASE OFFICERS COMMENT
Drawing Title PROPOSED SITE PLAN AND SITE SECTIONS		Drawing No. PL 01			
Drawing Type PLANNING					

## Situation

The land is situated directly to the north of the High Street in Ynysybwl, occupying a prominent and accessible position, within walking distance of local amenities including shops, a primary school, bus services, and recreational facilities. Ynysybwl provides excellent access to Pontypridd, the A470, and wider South Wales transport routes.

Please see the attached location plan.

## Description

A rare opportunity to acquire a prime residential building plot situated at the top of the High Street in the popular village of Ynysybwl, Rhondda Cynon Taf.

The site benefits from full planning permission for the construction of a detached dwelling, offering an attractive self-build or small development opportunity.

## Planning Permission

Full planning permission has been granted by Rhondda Cynon Taf County Borough Council under: Planning Reference: 23/0493/10 -Erection of a detached dwelling.

Copies of the consent, plans, and associated documents are available via the local planning authority's online portal or from the selling agent upon request.

The approved plans allow for a sizeable, five-bedroom, detached property.

## Access

Access to the plot is directly off the High Street.

## 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.

## Services

The buyer will be required to obtain their own mains supplies of water and electricity.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and Western Power Distribution.

## Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

## Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

## Tenure and Possession

Freehold with Vacant Possession upon completion.

## Guide Price

Guide Price – £49,950

## Health and Safety

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

## Method of Sale

The property is offered for sale by Private Treaty

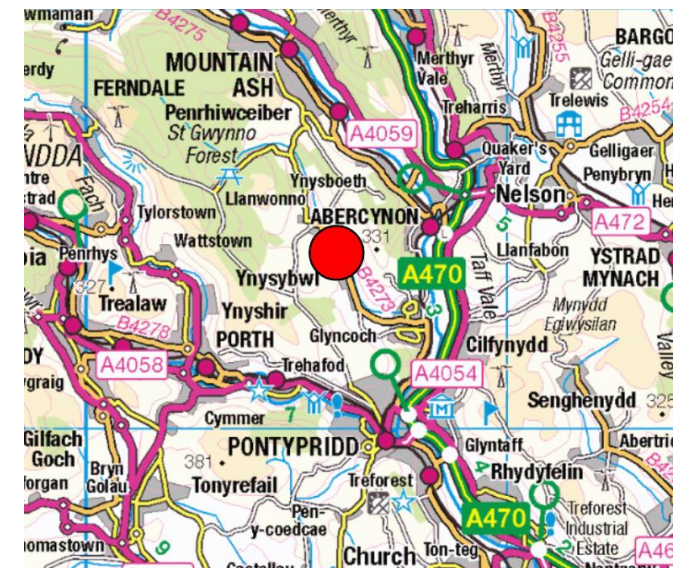
Please contact Eifion Morgan for further information 01446 776379/[Eifionmorgan@hrt.uk.com](mailto:Eifionmorgan@hrt.uk.com)

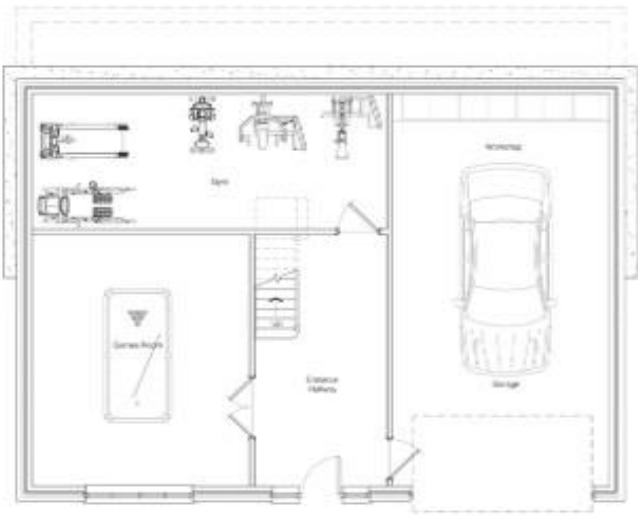
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

## Directions

Postcode: CF37 3EE

Travel north on B4273 Berw Road towards Ynysybwl. Turn left onto High Street.





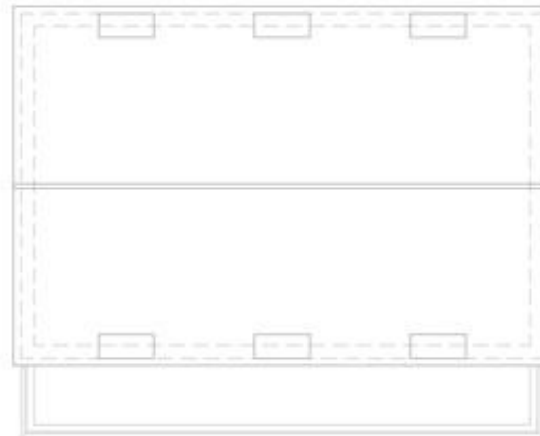
Proposed Basement Floor  
Scale 1/30



Proposed Ground Floor  
Scale 1/30



Proposed First Floor  
Scale 1/30



Proposed Roof Plan  
Scale 1/30

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

## Viewing Arrangements

Viewing strictly by appointment only.  
Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Eifion Morgan  
Tel: 01446 776379  
E-mail: eifionmorgan@hrt.uk.com

[hrt.uk.com](http://hrt.uk.com)

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Scale 1:30

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