



hrt

herbert r thomas

Building Plot
High Street
Ynysybwll
RCT
CF37 3EE

hrt.uk.com

Building Plot

By Informal Tender

Guide Price:
£60,000

*Note: Plot only, no residential dwelling



Building plot with full planning permission granted

Accessible Location

Unique opportunity

For Sale by Informal Tender

Tender Deadline Monday
15th June 2026 at 12 noon



Project LAND WEST OF HIGH STREET, WESTON	
Title PROPOSED SITE PLAN AND SITE SECTIONS	
Date 15/01/23	Scale AS SHOWN
Drawn by PL 01	
Checked by 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 – £60,000

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 Informal Tender.

Tender Deadline: Monday 15th June 2026 at 12 noon.

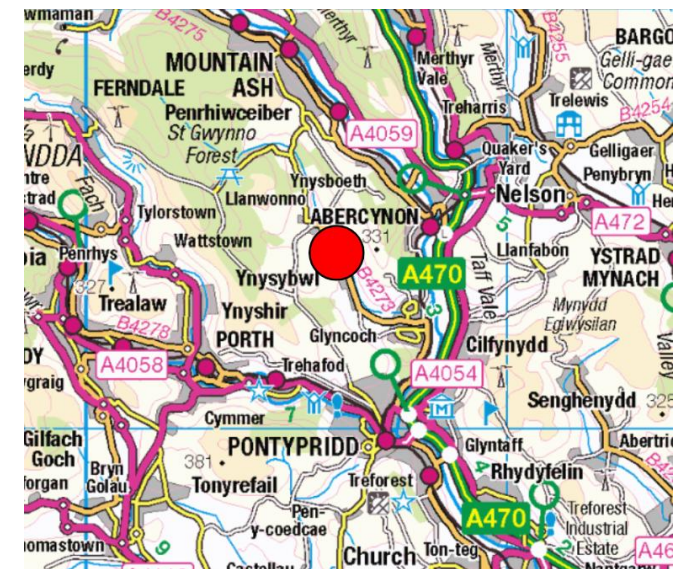
Please contact Eifion Morgan for further information 01446 776379/Eifionmorgan@hrt.uk.com

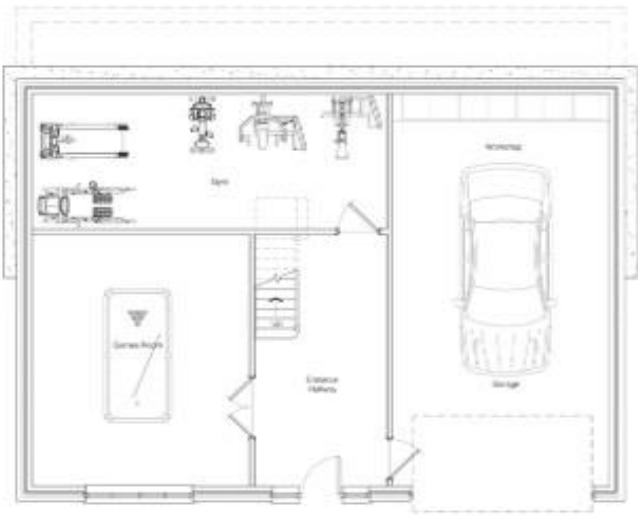
Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: CF37 3EE

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





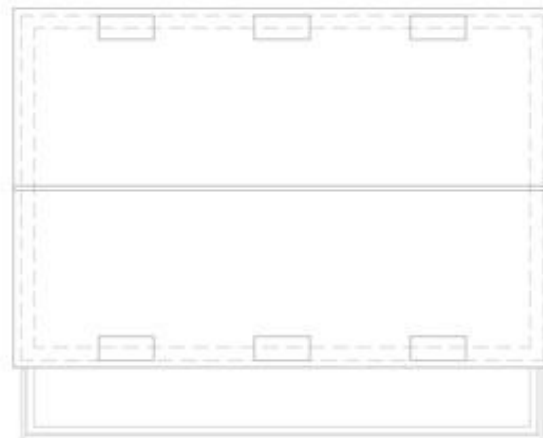
Proposed Basement Floor
Scale 1/30



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

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 776379
agri@hrt.uk.com

Scale 1/30

PLANNING	
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Informal Tender – Subject to Contract
Building Plot, High Street, Ynysybwl, RCT, CF37 3EE
Offers to be received by: Monday 15th June 2026 at 12 noon

Name of Prospective Purchasers _____
Address _____

Postcode _____
Contact Number _____
Email Address _____

PLEASE DETAIL YOU OFFER(S) BELOW AND SUBMIT TO:

eifionmorgan@hrt.uk.com

Herbert R Thomas, 59 High Street, Cowbridge CF71 7YL
By Monday 15th June 2026 12 noon
Building Plot, High Street, Ynysybwl, RCT, CF37 3EE

(Please tick relevant box)

Offer Amount:- £ _____

Your Solicitors Details:

Name _____
Solicitors Address _____
Telephone Number _____
Email Address _____

Proposed method of funding i.e. Cash, Mortgage or Bank Loan (or combination)

****Please provide proof of funds i.e Bank Statement/Mortgage in Principle etc.****

Anti-Money Laundering

If your offer(s) are accepted, we will require all parties to complete AML Checks via an independent company called Smart Compliance (Lifetime Legal.)

Signed: _____ Date: _____

Printed: _____

*** Please note: The Vendor reserves the right not to accept the highest offer, or any offer put forward.**