DEVELOPMENT LAND FOR SALE
Merthyr Tydfil

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APPROX 14.02 ACRES (5.68 HECTARES) ALLOCATED FOR HOUSING

Land bounded by Bradley Gardens, Pantyffyn Road & the A4102.
Merthyr Tydfil
CF47 0HR

- Good access to A465, A470 and town centre
- Surrounded by residential dwellings and Phase I development

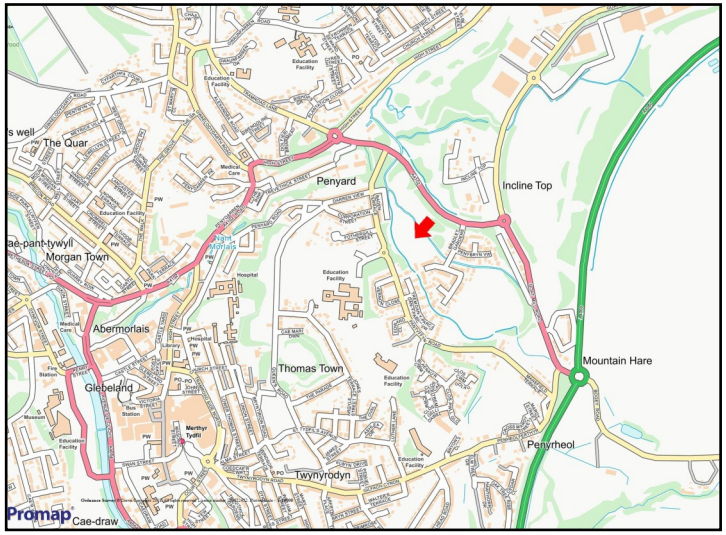


Land at Bradley Gardens, Merthyr Tydfil, CF47 0HR

Location

A prime location site to the east of the town centre, adjacent the A4102 providing direct access onto the A4046 connecting into the A465 and A470.

Description



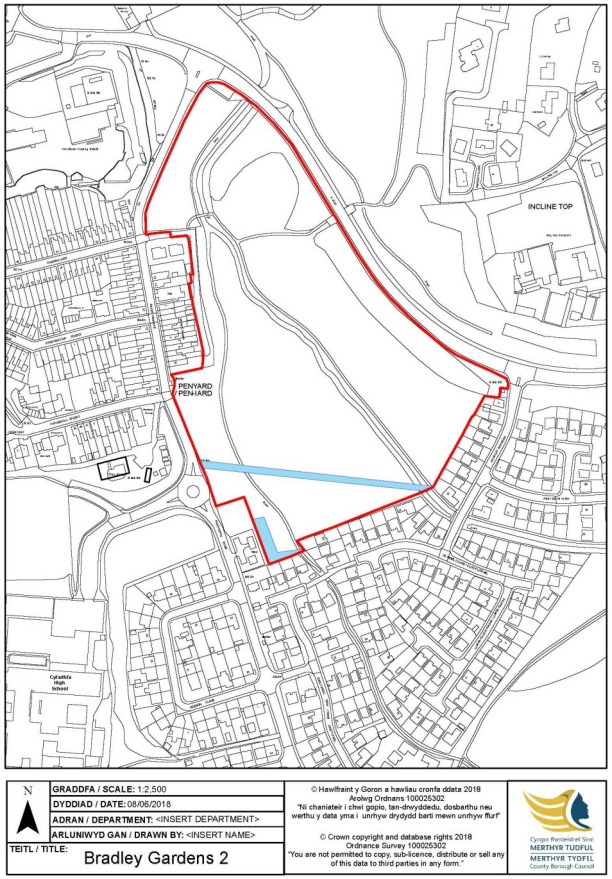
A sloping site which is a reclaimed colliery spoil tip incorporating vegetation, grassland, watercourses, drainage ditches and public footpath.

Rights of access will need to be reserved for the properties at Baden Terrace on the western side of the site. Part of the site is unregistered but progress is being made to rectify prior to sale.

There are no known rights of way affecting the land however any interested party is advised to carry out their own investigations and site inspection.

Tenure

We understand the site is available Freehold (CYM199388, WA399248).



Area	Acres	Hectares
Site Area (approx.)	14.02	5.68

There are no known gas mains. We are advised that other services exist within the locality and confirm that we have not tested any of the service installations.

Any prospective purchaser must satisfy themselves independently as to the state and condition of such items.

Planning

The site has a current residential allocation in the Council's LDP (H35) although not all of the site to be sold is within the allocation. No current planning consent exists. The Council has advised that a minimum affordable housing requirement of 35% will apply.

All interested parties should make their own enquiries to the Planning Department of Merthyr Tydfil Council Tel: 01685 725000 or www.merthyr.gov.uk.

Information Pack

An information pack is available upon request and includes:

- Ecological assessment
- Drainage strategy
- Plan of topographical survey
- Arboricultural appraisal
- Preliminary desk top study
- Foul sewer and electricity cabling location plans

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Price

Offers invited.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

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Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the sole agents.

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