

Barbara Rees

*Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.*

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BR3922TP/0224

FOR SALE
DEVELOPMENT LAND WITH PLANNING PERMISSION
CORBETT STREET / BRYNHEULOG / TWYN ER EOS
TREHERBERT RHONDDA
GUIDE PRICE £ 99,950



MAIN FEATURES

CLEAR FREEHOLD LAND SITE FOR DEVELOPMENT
PLANNING PERMISSION FOR SERVICED RESIDENTIAL CARE UNITS
(SELF CONTAINED TWO BEDROOM APARTMENTS WITH SUPPORT FACILITIES)
DIRECT ROAD ACCESS
(THE SITE MAY SUIT AN ALTERNATIVE DEVELOPMENT PROPOSAL S.T.P.)

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only) for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



Registered in Wales No 4373054
Registered Office 103 Dunraven Street Tonypandy CF40 1AR



BR3922TP

**DEVELOPMENT LAND WITH PLANNING PERMISSION
CORBETT STREET / BRYN HEULOG / TWYN-YR-EOS TREHERBERT RHONDDA CF42 5ET**

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial, is pleased to offer for sale, this clear land site, with the benefit of full planning permission, for the construction of two blocks of self contained residential apartments, each with four, two bedroom units and a staff office, plus a separate building, housing support facilities.

The site slopes uphill from Bryn Heulog to Corbett Street and is bounded by three made up and adopted highways, namely Corbett Street, Bryn Heulog and Twyn-Er- Eos.

Treherbert is located in the Rhondda valley on the A4061 approximately one mile to the North West of Treorchy.

Treherbert has a range of local shops / schools, leisure and transport facilities, whilst the more comprehensive and award winning town centre of Treorchy, is nearby. See the map inlay below for local directions.

VIEWING; This is an open site and unaccompanied viewing is possible, however, interested parties are requested to call our Tonypany office, prior to entering upon the site and any site access / inspection, or other attendance on site, will be undertaken at your own risk. Neither, the seller, Barbara Rees Ltd or MGY accepts any liability, whatsoever, to any person who does enter / access the site, for any purpose of viewing, inspecting, surveying or otherwise.

PROPOSED ACCOMMODATION; 8 no self contained apartments, with a shared service office and separate support building, plus on site car parking.

Each Apartment comprises :-

An entrance hall; 8.5 m2.

A lounge / diner; 19.2 m2.

Kitchen diner; 15.4 m2.

Bedroom one with en-suite ; 15.0 m2 & 6 m2 respectively.

Bedroom two with en-suite ; 17.0 m2 & 3.1 m2 respectively.

SUPPORT BUILDING;- Comprising a laundry, staff office, medical room and staff wc.

Office; 11.8 m2.

Laundry; 17.4 m2.

Medical store; 2.8 m2.

Staff wc / washroom.

Floorplans and drawings are available electronically upon request, to Barbara Rees Commercial.

EXTERIOR;- On site car parking / disabled parking / gardens and grounds / private terrace and roof terrace.

USER & PLANNING PERMISSION; Residential care sector / planning permission 21/0665/10 was approved (with conditions) on 03/09/2021.

Local Authority, Rhondda Cynon Taff CBC, Sardis House, Sardis Road Pontypridd CF37 1DU.

RATES; RV & Council tax, to be assessed following development.

JOINT AGENTS ; J Paul Rees of Barbara Rees Commercial. Tel: 01443 442444. Email: tonypany@barbararees.com

James Thomas of MGY Commercial. Tel: 02920 842142. Email: james@mgyc.co.uk

METHOD OF SALE; Via private treaty.

GUIDE PRICE; Offers are sought, in the region of £ 99,950 and should be made in writing.

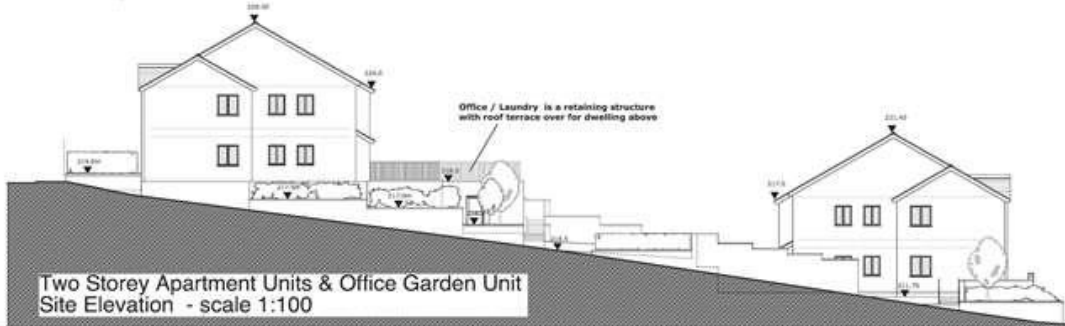
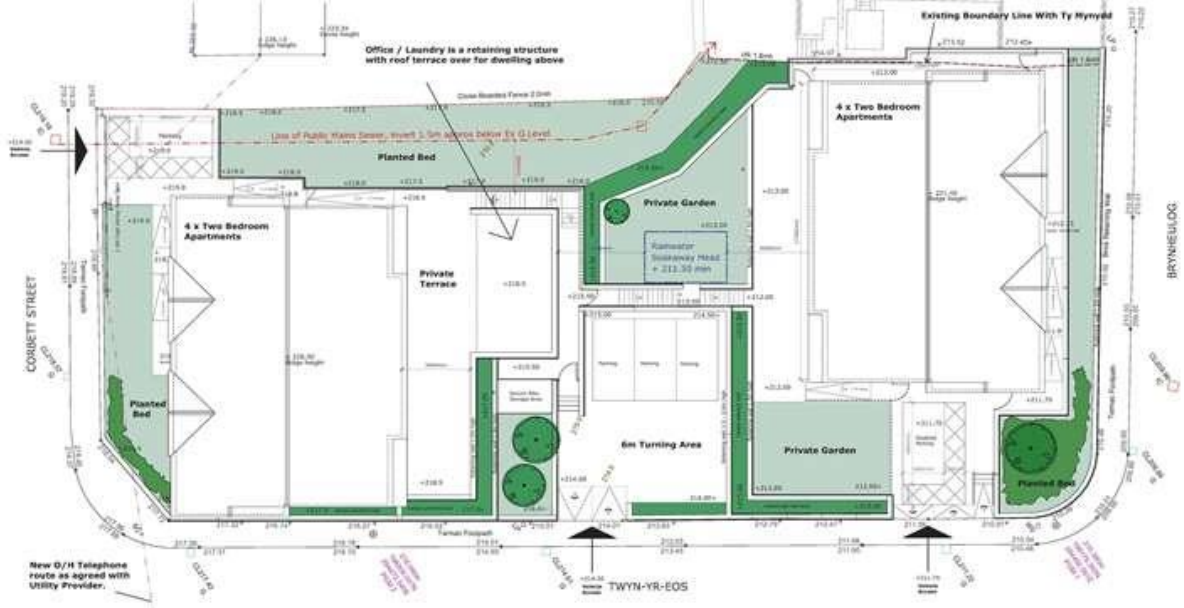
GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure and is to be sold as seen and viewed. Mains services are understood to be available, either on site or nearby, although this should be confirmed by the prospective purchaser or via the acting solicitors.

COMMERCIAL MORTGAGE / DEVELOPMENT FINANCE; Available subject to status, please ask for an appointment with our independent financial advisor.

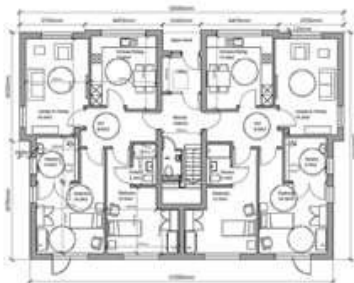
Site Location Plan - Land adjacent to 74 Corbett St.



Two Storey Apartment Units & Garden Unit
Sketch Site Plan - scale 1:100



Two Storey Apartment Units & Office Garden Unit
Site Elevation - scale 1:100



Ground Floor Plan - Two bedroom apartment (92msq) x 2



First Floor Plan - Two bedroom apartment (89msq) x 2

Two Storey Apartment Units Floor Plans - scale 1:100



Ground Floor Plan



Side Elevation



Front Elevation



Side Elevation

Garden Office Floor Plan & Elevations - scale 1:100



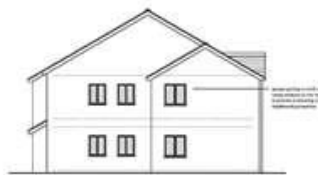
Side Elevation



Rear Elevation



Front Elevation



Side Elevation

Two Storey Apartment Units Elevations - scale 1:100

Materials and finishes.
Roofing, double roman tiles - colour dark heather, smooth faced finish.
External concrete finish, roughcast finish painted off white.
Rubbisher goods, silver, colour black.
Windows and doors, upvc or powder coated metal, colour dark grey or white.
External clis, upvc or powder coated metal, colour dark grey or white.
External paving, concrete tiles, tarmac/drum driveways, parking and paths.

Two Storey Apartment Units & Garden Office Floor Plans & Elevations - scale 1:100