

ASDA



Indicative Boundary



Commercial

hrt
herbert r thomas

incorporating
**rawlins
& madley**

Freehold Retail
Development Site

6.01 acres (2.45 hectares)
Ffordd Tirwaun, Tirfounder Fields,
Aberdare

hrt.uk.com

Adjacent occupiers:



Fford Tirwaun, Tirfounder Fields, Aberdare

ALL ENQUIRES / EXPRESSIONS OF INTEREST - FREEHOLD or LEASEHOLD

Location

For Sat Nav users: Postcode CF44 0AH

Tirfounder Fields is located 1 mile south of Aberdare town centre and is adjacent the A459 road which provides good access to the A470 Cardiff to Merthyr trunk road. The M4 motorway is within 18 miles and Cardiff city centre is within 21 miles.

Description

The development site extends to 2.45 hectares (6.01 acres) and is situated on an existing and expanding retail park developed over recent years which includes an Asda Superstore (c.6,500sq.m.), Lidl Store (c. 2,175sq.m.), Family pub/restaurant, Premier Inn, Farm Foods Store, Greggs, Dominos Pizza, KFC, Halfords, and petrol filling station.

The adjacent Lidl have been open since December 2022 and have reported excellent trading to date.

This final phase can deliver approximately 7,055 Sq. M. (75,940 Sq. Ft.) of Retail floor area.

Persimmon Homes developed in recent years the adjoining 214 units at Tir Founder Fields which is adjacent to the subject site.

Demographics

Between 2011 and 2021 the population of Aberdare grew from 36,160 to 37,691. This reflected an annual population change of 0.42%. A high proportion of population growth is in the under 40 years old bracket indicating an increasing trend of people moving into the area. There is a population of 131,034 within a 20-minute drive time from the site (Source: 2021 Census/Office of National Statistics & traveltime.com.)

Planning

The site is designated for out-of-town retail development in the existing LDP and benefits from an original Planning Permission for a Retail Park (Ref: 98/4284/15) and subsequent Section 73 variations (Ref: 20/1346/15 & 20/1345/15)

Alternative uses, such as Fast Food, EV charging, Residential Housing and Healthcare/Care Home may be suitable, subject to obtaining the necessary Planning Permission.

All interested parties should satisfy themselves on all planning and development aspects by making their own enquiries of Rhondda Cynon Taff County Borough Council Planning Department.

Statutory Services

It is understood that all main services will be available to serve the proposed development, but all interested parties must satisfy themselves regarding the

location and capacity of all services and sewers, and their adequacy to serve any proposed development.

Tenure/Terms

Freehold with Vacant Possession. The site forms part of Registered Title No. WA979805.

We are seeking expressions of interest for the site (or part of) on a conditional (subject to planning) or unconditional basis on either a Freehold or Leasehold terms.

Anti-Money Laundering (AML) Regulations

The successful purchaser will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

Further Information

A detailed Information Pack will be made available to interested parties electronically. This pack will include planning information, site surveys, remediation strategy and other technical information.

VAT

VAT will be charged on the sale proceeds.

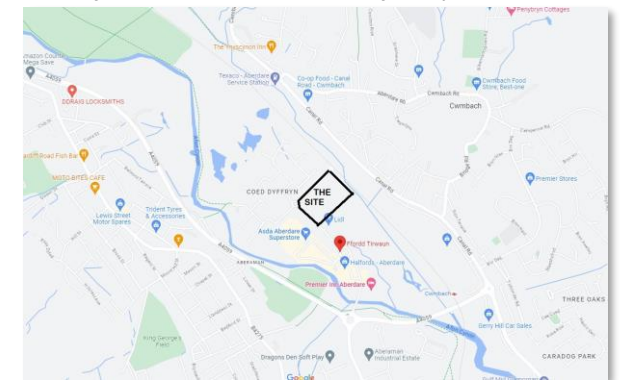
Legal Costs

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

Viewing Arrangements

Strictly by appointment only through the sole selling agents. The site can be viewed at any reasonable time by interested parties in possession of these Sales Particulars. All parties undertaking inspection do so entirely at their own risk.

Contact: James Mordecai/Jeremy Rawlins
Tel: 02922 671555
Email: jamesmordecai@hrt.uk.com/jeremyrawlins@hrt.uk.com



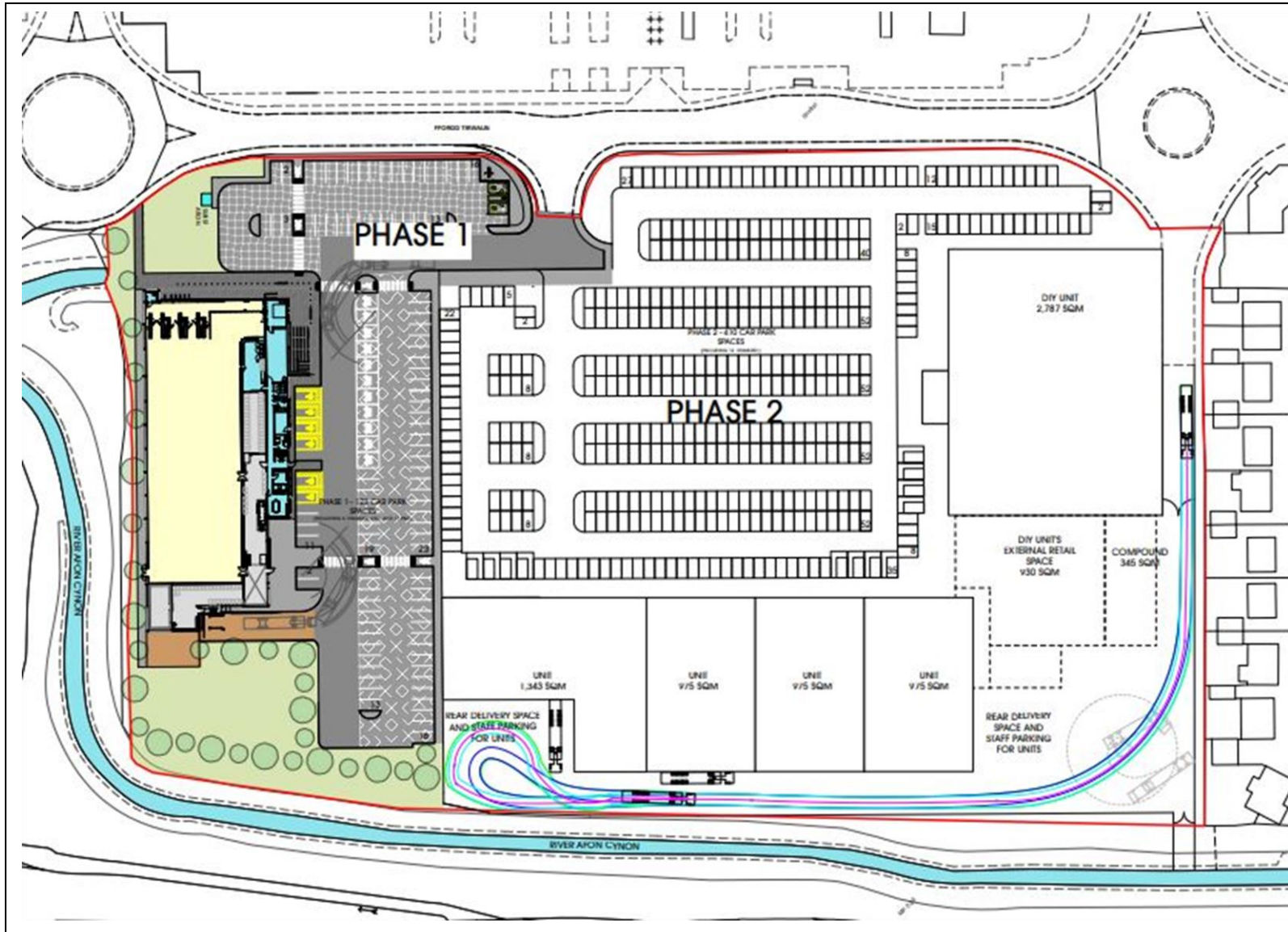
Commercial

hrt
herbert r thomas

incorporating
**rawlins
& madley**

11-12 Jellicoe Court, Atlantic Wharf,
Cardiff, CF10 4AJ
02922 671555
cardiff@hrt.uk.com
June 2023

hrt Est. 1926



Approved Indicative layout Plan

(Alternative configurations may not require the construction of the service road shown)

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.