

FOR SALE

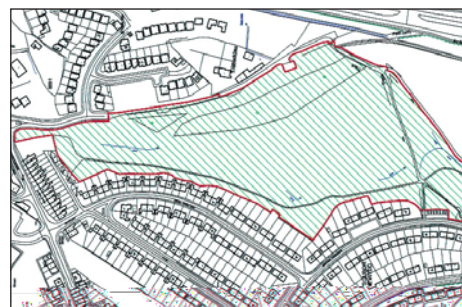
Upon the Instructions of Merthyr Tydfil County Borough Council



The Twynyrodyn site area



Aerial Shot



Location Plan

Strategic Residential Site at Twynyrodyn

- Gross area of 5.570 hectares (13.76 acres)
- Residential use preferred
- Strategic location – with ease of access to the Town Centre and the A4060 (T) dual carriageway
- Available freehold

CONTEXT

Merthyr Tydfil is experiencing a resurgence of activity. Following the highly successful Hammersmith Retail Development at Cyfarthfa, further projects are following through, namely, the Atlantic Properties Leisure Development at Rhydycar and the Trago Mills Development opposite Cyfarthfa Retail Park.

Such activity has coincided with a number of successful residential developments, the latest of which – Lower George Town Plateau - is already on site.

The ongoing dualling of the Heads of the Valleys' road between Merthyr Tydfil and Abergavenny has helped to boost confidence, supported by the National Assembly's Heads of the Valleys' Strategic Partnership.

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SITE AREA

The gross area of the site is approx. 5.570 hectares (13.76 acres).

ACCESS AND FOOTPATHS

The existing access off the roundabout on Penheol Ferthyr Road will facilitate access to the site.

There are a number of public rights of way affecting the site. The owner does not intend to apply for a diversion order: this will be a matter for the purchaser as part of a negotiation.

TERMS

The land is available freehold with vacant possession. It is likely that the authority will seek best bids by way of an informal tender process.

VIEWING

Sole Agent:
Robert Chapman & Company
Contact Robert Chapman on 02920 553108.

INFORMATION PACK

An information pack will be available in due course at a cost of £50. This will include: a desk-top study of ground conditions; topographical survey; Site Assessment / Design Framework; legal pack etc.

DESCRIPTION

The topography of the site slopes from North to South allowing fine views down the Valley.

Previously, the majority of the site was used as a tip for 'coal arisings'. In the early 1980's the site formed part of the 'Cwm Blacks' Reclamation Scheme.

Services are known to be available in the close vicinity of the site.

LOCATION

Land at Twynyrodyn is located within about 1/2 mile of the Town centre, and about 1/4 mile off the A4060 (T) dual carriageway. Access to the site is off the roundabout on Penheol Ferthyr road and the site lies below the recently developed 'Mountain Hare' development built by George Wimpey.

PLANNING

The site is not currently allocated in the adopted Merthyr Tydfil Borough Local Plan. It is designated as 'unsightly land' where planting and aftercare is considered appropriate in order to enhance local amenity. The site was intended to be brought forward as a residential allocation in the UDP (now abandoned) and is still intended to be allocated in the emerging LDP. The site has contributed to the Council's Annual Housing Land Availability Study for the last 2 years.

There are no extant planning consents in existence.

NATIONAL HOUSING STRATEGY

The Assembly Government's National Housing Strategy 'Better Homes for People in Wales' (www.wales.gov.uk/housing) sets out a vision for Housing in Wales, which states that:

- 'We want everyone in Wales to have the opportunity to live in good quality, affordable housing; to be able to choose where they live and decide whether buying or renting is best for them and their families'.
- The provision of a suitable quantum of affordable housing will be a key objective for this sale as will be the achievement of sustainable development objectives (www.wales.gov.uk/sustainabledevelopment). It is likely that there will be a requirement for an 'Ecohomes Excellent' standard.
- Affordable Housing and Sustainable Development are set out in the National Assembly's Protocol for the disposal of land. Whilst it does not directly apply to local authorities there is an expectation that such organisations should be aware of the clear policy and encouraged to adopt similar principles.

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