

UPON INSTRUCTIONS FROM COLEG Y CYMOEDD



For Sale

Residential
Development Site

Former
Coleg y
Cymoedd
Campus

Cwmdare
Road
Cwmdare
Aberdare



11.2 acres (4.52 Hectares) Gross

CF44 8ST

Former Coleg y Cymoedd Campus

Location

Aberdare is a town in the Cynon Valley area of Rhondda Cynon Taf, situated approximately 24 miles (39 km) north of Cardiff. The site is situated on the western edge of the village of Trecynon, approximately 1.4 miles to the north west of Aberdare town centre with access off Cwmdare Road. The A465 'Heads of the Valleys' road lies approximately 2 miles to the north. Nearby occupiers include Maesgwyn School which is situated adjacent. The former Aberdare High School opposite has recently been sold for residential development with construction due to commence in spring of 2017.

Description

The site comprises approximately 11.2 acres (4.52 hectares) of land, as shown edged red on the enclosed plan. The majority of the site, approximately 8.6 acres (3.48 hectares), is the Aberdare campus of Coleg y Cymoedd. The site, including the existing campus buildings, is to be sold with vacant possession.

Planning

The site is situated within the defined settlement boundary of Cwmdare. Coleg y Cymoedd is proposing to submit an outline planning application for residential development comprising approximately 100 homes, together with open space provision on a parcel of land to the north of the site, shown coloured blue on the plan. The parcel of land, approximately 2.6 acres (1.04 hectares), is identified for open space and adjacent to the settlement boundary.

Further details regarding the planning application are contained in the information pack.

Tenure

Freehold.

Method of Sale

The property is offered for sale by private treaty however, our client reserves the right to request that bids be submitted by way of an informal tender if it is deemed necessary.

Purchasers Costs

Each party will be responsible their own costs incurred in the transaction.

VAT

The College reserves the right to elect to charge VAT on the purchase price.

Information Pack

Interested parties are requested to register with the agent to receive further information to include; planning application documents, technical information, EPC Certificate, and title.

Further Information

Please contact the sole agent:

JLL,
One Kingsway,
Cardiff,
CF10 3AN
029 2022 7666

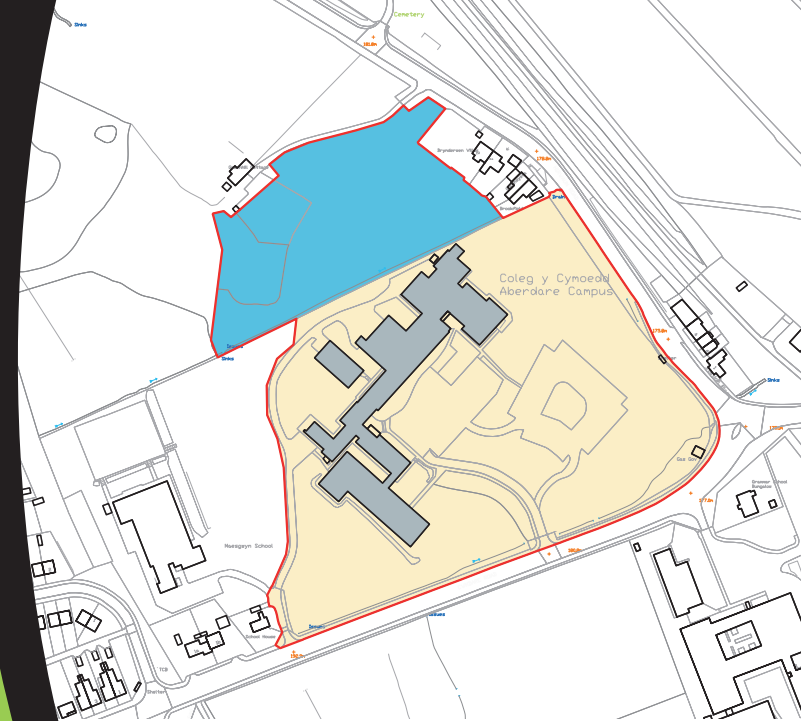


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Plans are for identification purposes only. Not drawn to scale.

