For Sale by Private Treaty

Cooke&Arkwright



7.30 HECTARES (18.04 ACRES) OF AMENITY LAND AVAILABLE AS A WHOLE

LAND AT GARTH PARK, PONTYPRIDD CF72 9FG

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SUMMARY

- A designated SINC (Site of Importance for Nature Conservation) and is currently being reviewed as a SSSI (Site of Special Scientific Interest) by Natural Resources Wales
- Formerly a series of grazing paddocks but left overgrown for many years creating a diverse block of habitat land
- Including woodland, open scrub, wetland with a running natural watercourse

LOCATION

The land is located directly to the east of Coedcae Lane Industrial Estate at CF72 9FG.

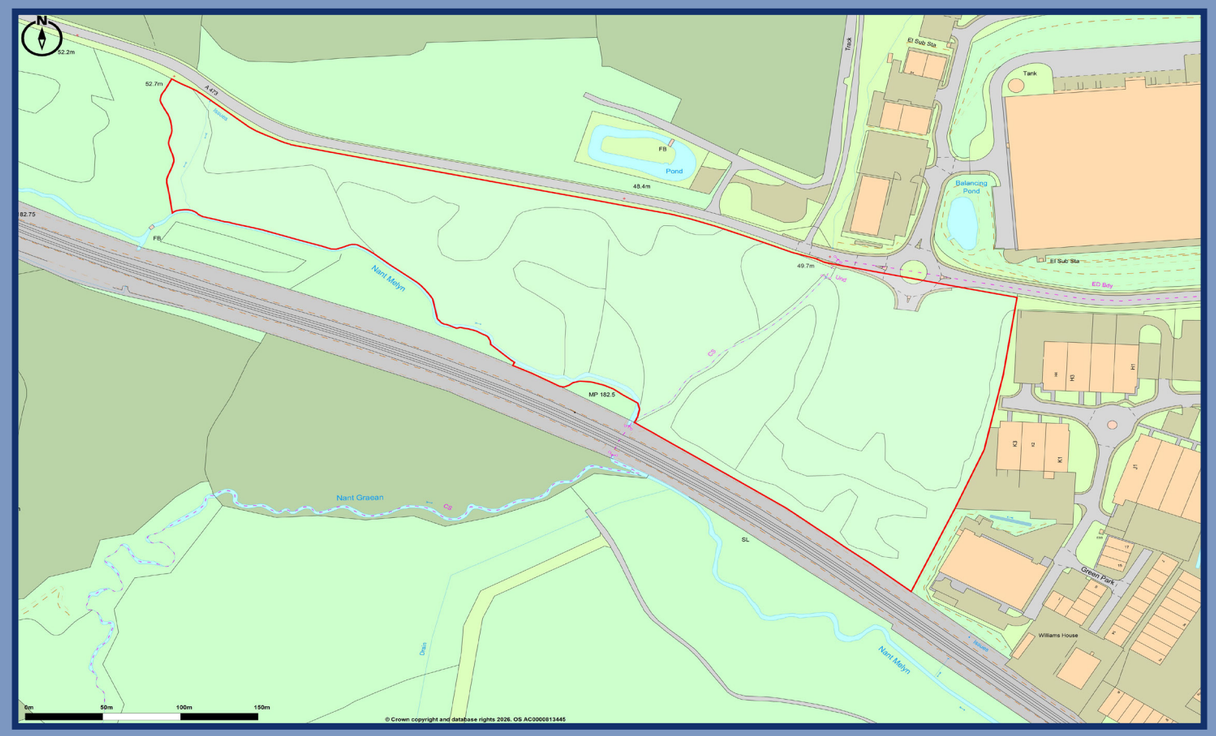
What3Words code for the entrance: ///mills.foal.chairing

What3Words: ///lake.expectant.unit

DESCRIPTION

The land at Garth Park offers 7.30 hectares (18.04 acres) of amenity land. The land is designated as SINC (Site of Importance for Nature Conservation) and is currently being reviewed as a SSSI (Site of Special Scientific Interest) by Natural Resources Wales. The land is bordered to the north by the A473 and to the south by a railway line running between Pontyclun and Llanharan. To the east lies the Coedcae Lane Industrial Estate. There is direct access to the site from the Coedcae Lane Industrial Estate and also from the A473. The land would have formerly been a series of grazing paddocks but has been left to overgrow for many years creating a diverse block of habitat land including woodland, open scrub, wetland with a running natural watercourse.





GUIDE PRICE

Offers in Excess of £55,000.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

GENERAL SERVICES

None connected to the land.

VIEWINGS

Viewing is permitted only on foot during daylight hours by a person carrying a set of these particulars.

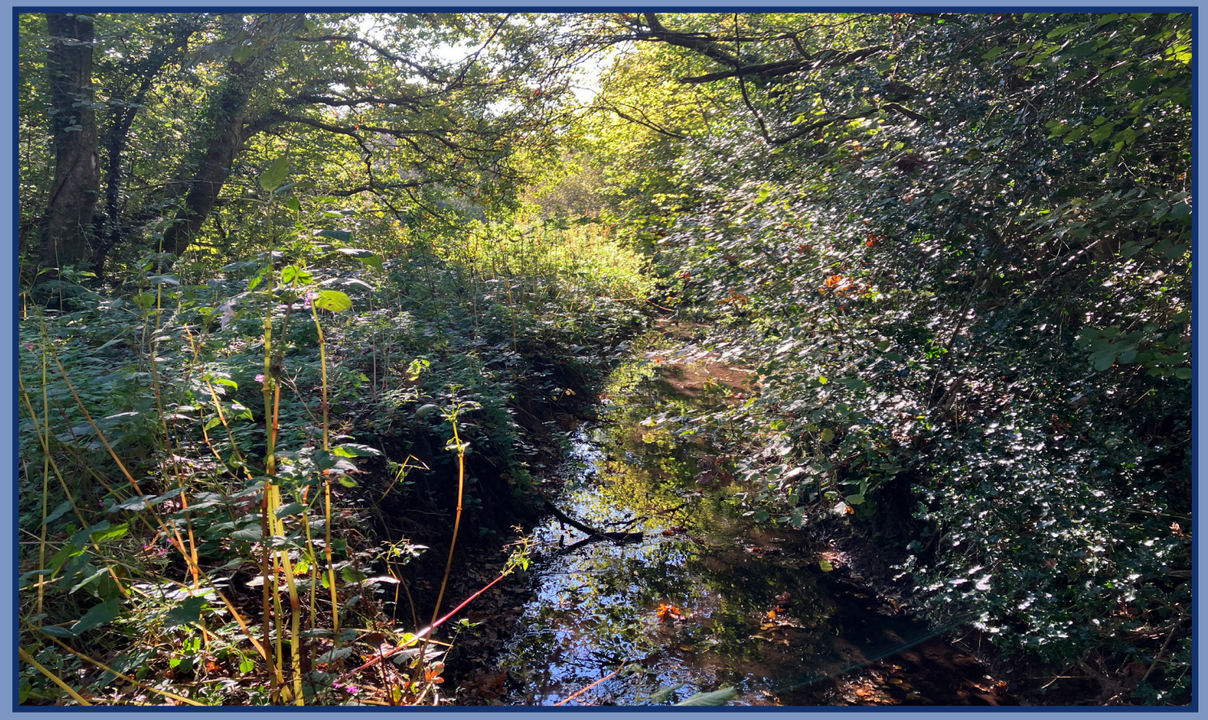
TENURE

Freehold with Vacant Possession.

OVERAGE

The property is to be sold with an overage provision for any development. The grant of planning permission will trigger the clawback at a rate of 30% to last 30 years.





BURDENS

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

METHOD OF SALE

The property is offered for sale via Private Treaty. Offers are invited Subject to Contract and the Seller reserves the right not to accept the highest or any offer received. The Sellers reserve the right to amend or withdraw any of the property shown in the particulars for sale.

LOCAL AUTHORITY

Rhondda Cynon Taff County Borough Council
2 Llys Cadwyn, Taff Street
Pontypridd, CF37 4TH

Available Size	**7.30 Hectares**
Price	**Offers from £55,000**

AGENT CONTACT



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