

GREENFIELD RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land off Cefn-Yr-Hendy, Mwyndy, Pontyclun CF72 8PN

BK Bruton Knowles

Chartered Surveyors

- Outline planning permission for 460 dwellings
- Approximately 49.86 acres (20.18 Ha)
- 'Rural edge' neighbourhood extension
- Proximity to transport network and local amenities



A LOCATION WITH EXCELLENT CONNECTIONS

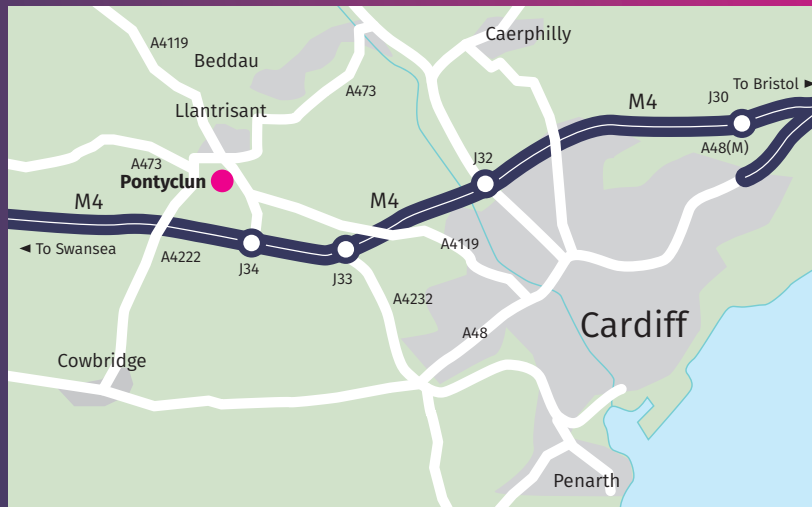
The site is located at Mwyndy, adjacent to the A4119, to the northern edge of Pontyclun/Miskin, and a short distance to the south of Talbot Green/Llantrisant.

The site fronts onto, and will be accessed off, Ffordd Cefn-Yr-Hendy, which itself is accessed off the A4119 and already serves existing residential development – the most recent being BDW and Persimmon schemes immediately to the south of the site.

Ffordd Cefn-Yr-Hendy continues westward through to Pontyclun Railway Station and 'High Street' (0.75 miles). Pontyclun Railway Station offers regular direct trains to Cardiff Central Railway Station which takes c.15 minutes.

Junction 34 of the M4 motorway (Miskin Interchange) is 1.25 miles to the south west, from which:

- Central Cardiff 10 miles
- Cardiff Airport 10 miles
- Swansea 32 miles
- Bristol 47 miles



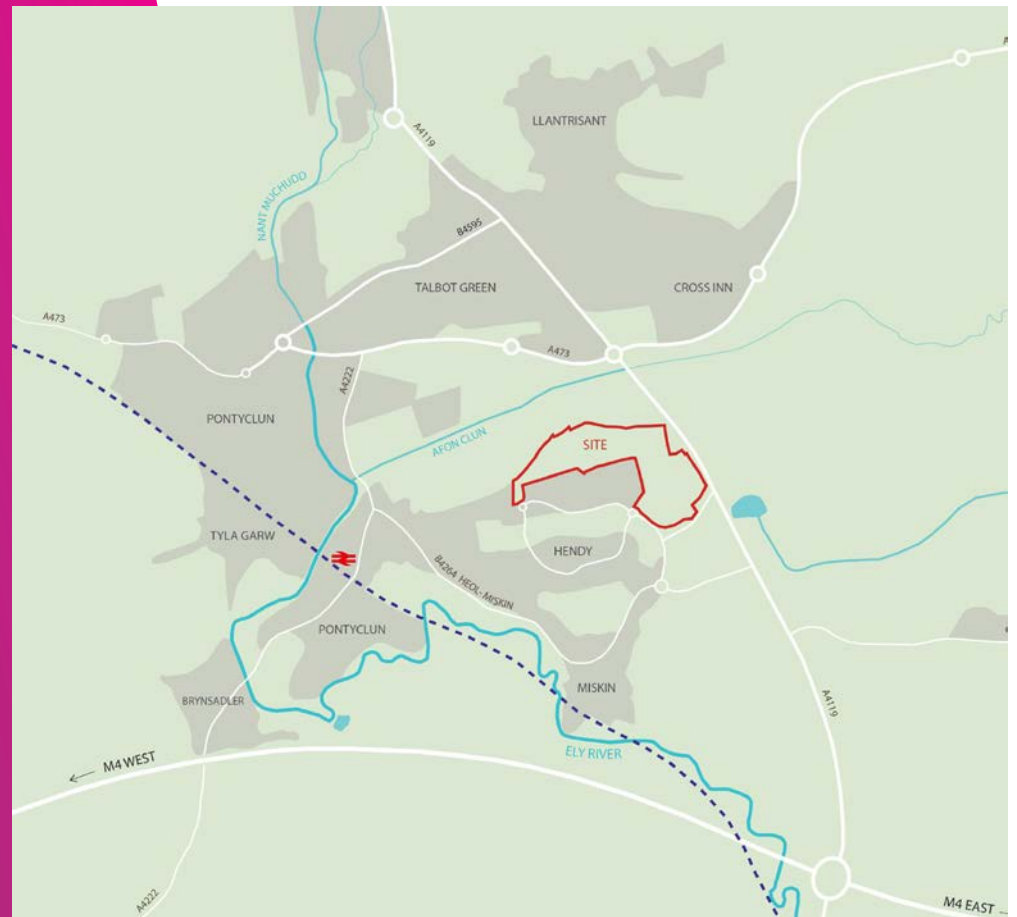
Pontyclun Railway Station



Cardiff Airport



Cardiff Central Railway Station



GREAT AMENITIES ON THE DOORSTEP

The locality offers 5 no. primary schools within 1 mile, with the nearest, the Welsh speaking Ysgol Grynadd Gymunedol Gymraeg Llantrisant, being adjacent to the site. The nearest secondary school is Y Pant Comprehensive, approx. 0.75 miles to the north west.

0.5 miles to the north of the site is the Glamorgan Vale Retail Park, which offers a 24hr Tesco supermarket, an Aldi supermarket and various retail warehouses and 'drive-thrus'. To the north of this, Talbot Green Shopping Park offers fashion retail and leisure/dining.

Within 1 mile of the site there are two public houses, various sports clubs (rugby, golf, cricket, football), indoor leisure/swimming at Llantrisant Leisure Centre and an extensive mixture of 'high street' amenities at Cowbridge Road, Pontyclun.

Major local employers include Bro-Tech Ltd, Leekes Ltd, Sogefi Filtration Ltd, Renishaw, AF Blakemore & Son and Fillcare Ltd.

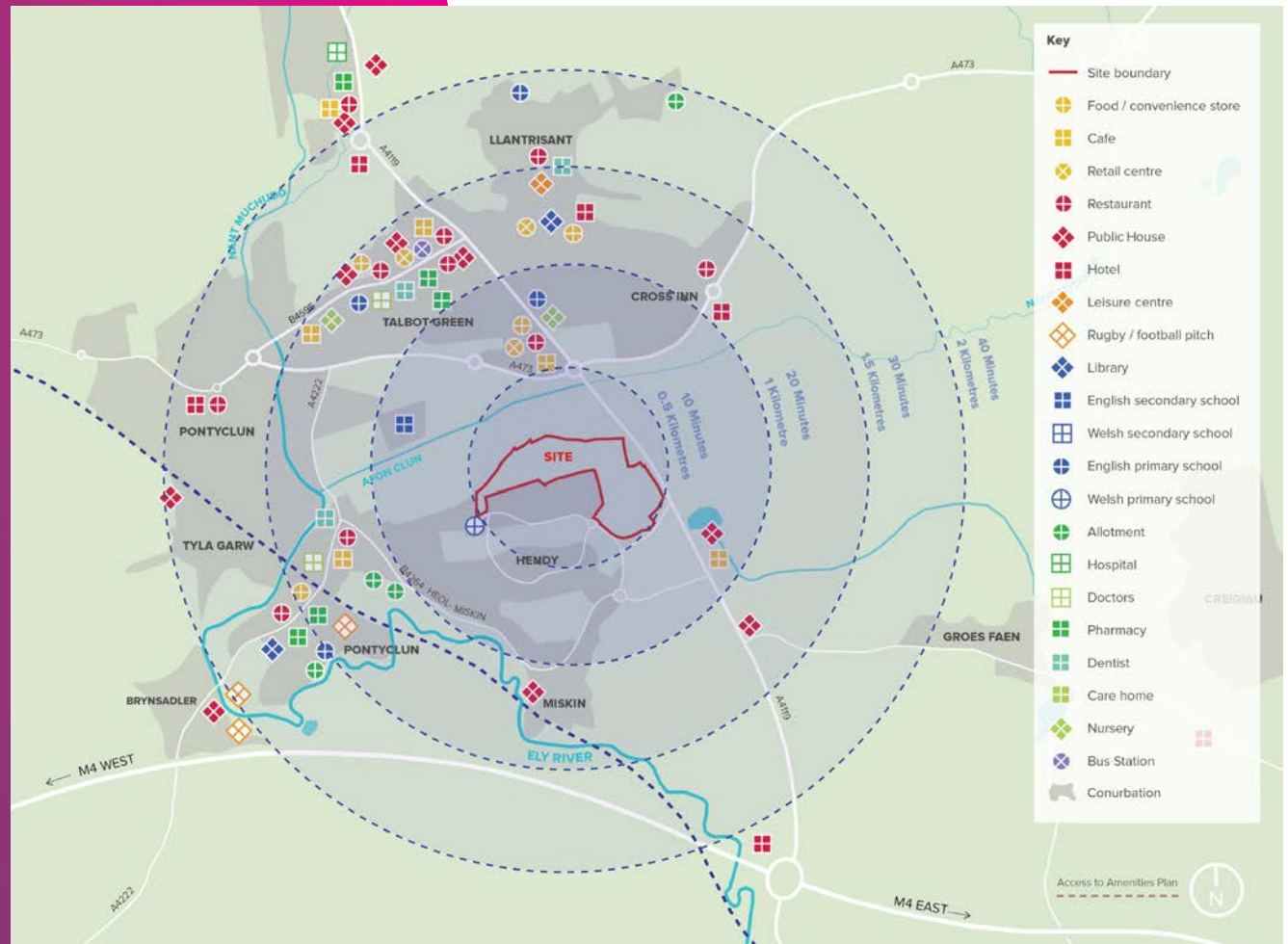
Glamorgan Vale Retail Park



Talbot Green Shopping Park



The Royal Mint, Llantrisant



DESCRIPTION

The site comprises greenfield agricultural land extending to approximately 50 acres, bound by the A4119 to the east, existing residential development to the south and west, and open countryside and woodland to the north. It slopes gently downhill to the north.

To the south is Ffordd Cefn-Yr-Hendy, which is accessed by two existing roundabouts at its

southern and western extents, providing direct access to the public highway.

The proposed development offers the opportunity to provide a new neighbourhood which connects to adjacent woodland and open countryside, whilst providing easy connections to nearby facilities and wider transport infrastructure.

AN OPPORTUNITY TO PROVIDE A NEW COMMUNITY



PLANNING

The site has outline planning permission for the “erection of approximately 460 dwellings, primary school, local centre (up to 200 sqm net sales), open space and associated drainage and landscaping” (Ref: 16/1385/13). Consent was originally granted by Rhondda Cynon Taf County Borough Council on 8th February 2018.

An application for non-material changes to the application was submitted in 2020 and approved on 29 June 2020 (Ref: 20/0462/39). An application for the “Variation of condition 1B: Extension of of planning permission 16/1385/13” was received on 5th November 2020 and approved on 30th November 2020 (Ref: 20/02293/MJR).

A separate variation received 27th October 2020 resulted in the grant of a new outline planning permission on 20th May 2021 (Ref: 20/1196/15).

Whilst the outline planning permission and associated illustrative masterplan includes the provision of a serviced primary school site, it is understood that this is no longer required by the Council and this may enable an increase in dwelling numbers (subject to planning permission). The school obligation will be dealt with via a financial contribution, details available upon request.



OUTLINE PLANNING ALREADY IN PLACE

ADDITIONAL INFORMATION

A Data Room for the site is provided by the vendor's solicitor, Pinsent Masons. Please email jack.mouldsdale@brutonknowles.co.uk who will arrange for a data room invitation to be forwarded.

A detailed ground investigation will become available in mid-September 2021 and will be forwarded all interested parties immediately upon receipt.

VIEWING

The site may be viewed from the highway and the public footpath crossing the site.

TENURE

Freehold with vacant possession on completion.

TERMS

Offers are invited by way of Informal Tender.

Tenders should be submitted by email in accordance with the 'Financial Proposal Form' and be received by Bruton Knowles prior to Noon on Thursday 30th September 2021.

Offers should be unconditional (not subject to Reserved Matters approval) – see Financial Proposal Form for further details. Bidders should take into account that dwelling numbers will be capped at 460 with any additional dwellings secured in excess of this subject to overage.

LEGAL COSTS

The site is offered Freehold with Vacant Possession. A professional undertaking of £20,000 plus VAT for vendors' professional costs will be required upon agreement of Heads of Terms.

**SUBJECT TO CONTRACT
AUGUST 2021**



FREEHOLD WITH VACANT POSSESSION ON COMPLETION



**ENQUIRIES AND TENDERS SHOULD
BE DIRECTED TO:**

Robert Anthony BSc (Hons) MRICS

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robert.anthony@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons)

07395 887390

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