

Barbara Rees

*Independent Residential & Commercial Estate Agents,
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BR2908TP/0115

**FOR SALE
LAND WITH PLANNING PERMISSION
TAFF TERRACE CLYDACH VALE TONYPANDY
GUIDE PRICE £ 37,000 +**



**MAIN FEATURES
A CLEAR PLOT OF LAND WITH DIRECT ROAD ACCESS
OUTLINE PLANNING PERMISSION FOR THREE HOUSES
FREEHOLD**

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

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LAND AT TAFF TERRACE CLYDACH VALE TONYPANDY CF40 2BE

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, an area of land with outline planning permission for three, two storey link houses.

This is a clear site situated at Taff Terrace in the Rhondda valley village of Clydach vale (Tonypandy).

VIEWING; Unaccompanied viewing is possible as this is an open site.

GROSS FRONTAGE; 42m (137.8 ft)

APPROXIMATE DEPTH; 30m (98.4 ft)

PROPOSED HOUSE TYPES; Three link houses with an entrance hall, a lounge, kitchen diner, three bedrooms (one en-suite) plus a family bathroom.

Alternative house types with a lower density (such as a pair of semi's or one detached dwelling) may be possible, subject to an amendment to the approved outline planning consent.

PLANNING PERMISSION; Outline planning consent, reference no 11/0214/13 was renewed by RCT CBC on the 15th January 2015 under reference 13/1419/15. A copy is available from the local authority planning office, Sardis road Pontypridd

GUIDE PRICE; £ 37,000 +

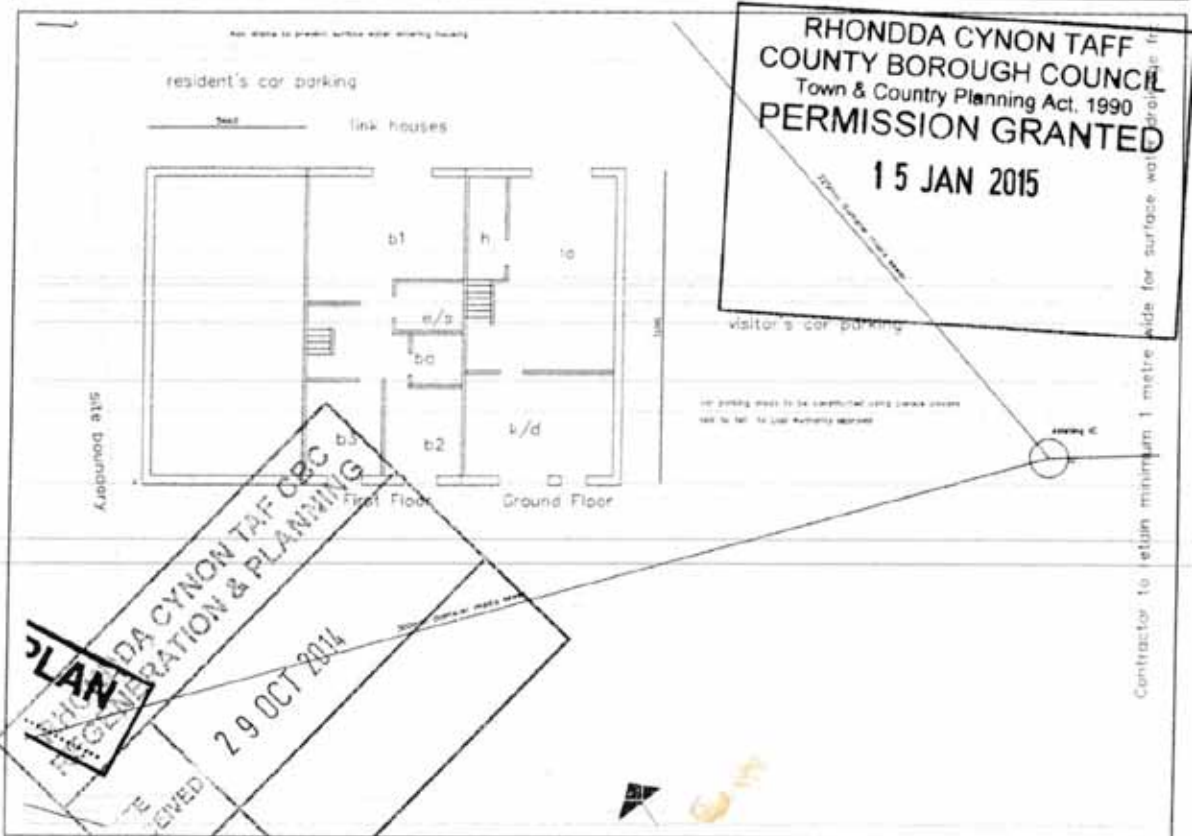
ENCLOSURES; Site location plan & outline drawings / proposed house types.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor has verbally informed us that the property is of freehold tenure although this should be confirmed by the acting solicitors. Mains services are located in Taff Terrace however, prospective purchasers are advised to make their own enquires with the relative utilities providers as to availability and terms of reference to supply the site.

SELF BUILD MORTGAGE; Please ask for an appointment with our independent financial advisor who will be pleased to advise upon the availability of a self build mortgage or development finance.



SITE LOCATION & FLOOR PLANS



14 / 1419

PROPOSED ELEVATIONS



East Elevation

