

An aerial photograph showing a residential area. A large, wooded plot with bare trees and some green grass is the central focus. To the right, a road curves through the area, lined with houses and parked cars. The houses have various roof colors, including grey, brown, and white. The wooded area is dense with trees, and the overall scene is captured from a high angle, looking down on the landscape.

hrt

herbert r thomas

Four Bedroom

Building plot

Trebanog Road

Porth

RCT

CF39 9EW

hrt.uk.com

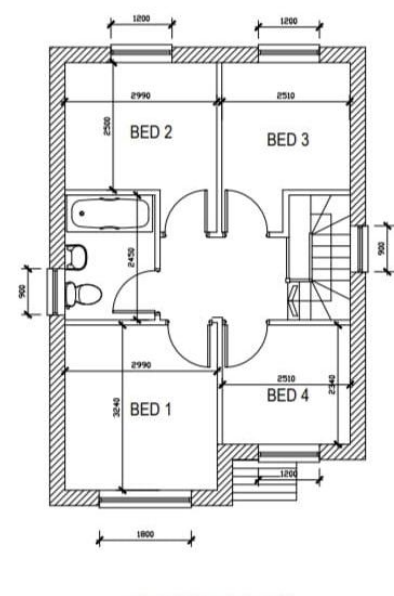
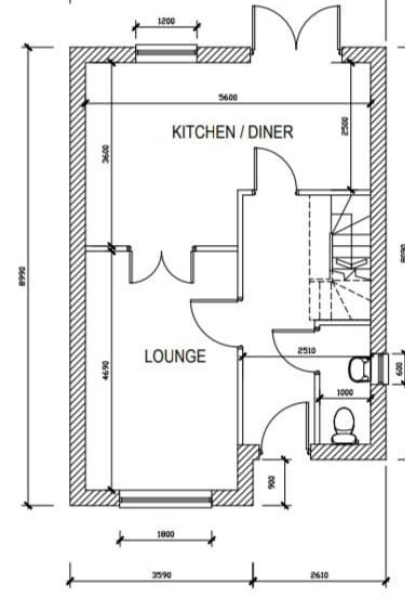
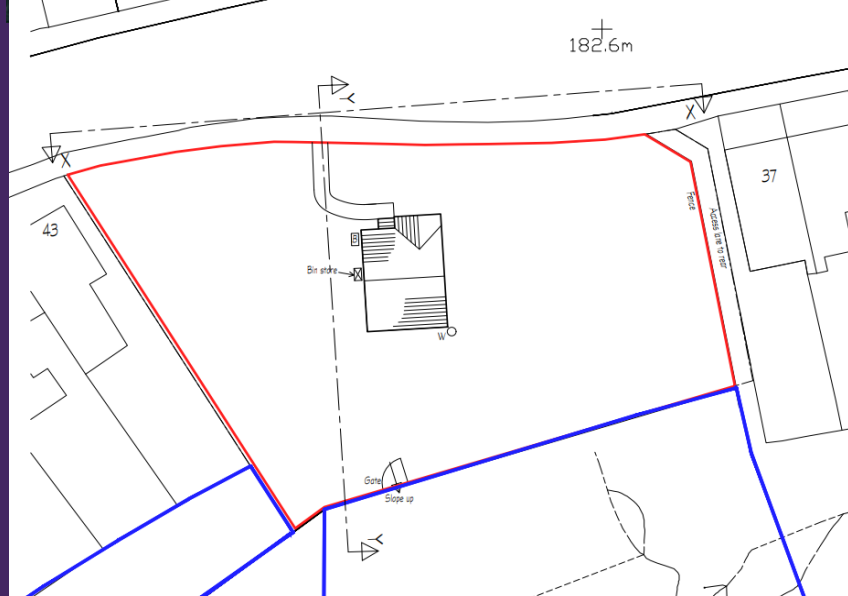
Building plot with
planning permission for
a Four Bedroom house
set within approximately
2.07 acres of land

By Private Treaty

Guide Price:
£75,000



- Approximately 2.07 acres of Land
- Rural Location
- Full planning permission for a Four bedroom detached house
- For Sale by Private Treaty



Situation

The land is situated directly to the north of Trebanog. The land is a short travelling distance from Tonyrefail and Porth providing convenient amenities as well as good transport links. Please see the attached location plan.

Description

The property extends to approximately 2.07 acres of gently sloping or steep pastureland as edged red on the attached site plan.

The property benefits from Full Planning Permission for a four bedroom detached house.

The planning application can be viewed online via RCT County Borough Council Website, application number 25/0989/FUL. Website Link: <https://planonline.rctcbc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

The remaining land is suitable for grazing purposes with potential considered for agricultural, equestrian and amenity use. The land is not currently stockproof. The land does have small areas of Japanese Knotweed.

Access

Access to the land is from A4233 Trebanog Road. There is additional access via a bridleway.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The land benefits from a natural water supply.

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. A bridleway adjoins the edge of the property.

Development Clawback

The land hatched in red is sold subject to a 40-year Development Clawback. The permitted use will be Agricultural or Equestrian use. The earlier of the sale of the land with the benefit of Planning Permission or the implementation of Planning Permission will trigger the clawback at a rate of 20% of the Development Value less the current use value. There is no Clawback on the land with the approved planning permission.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price – £75,000

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Method of Sale

The property is offered for sale by Private Treaty.

Please contact Elliott Rees for more information

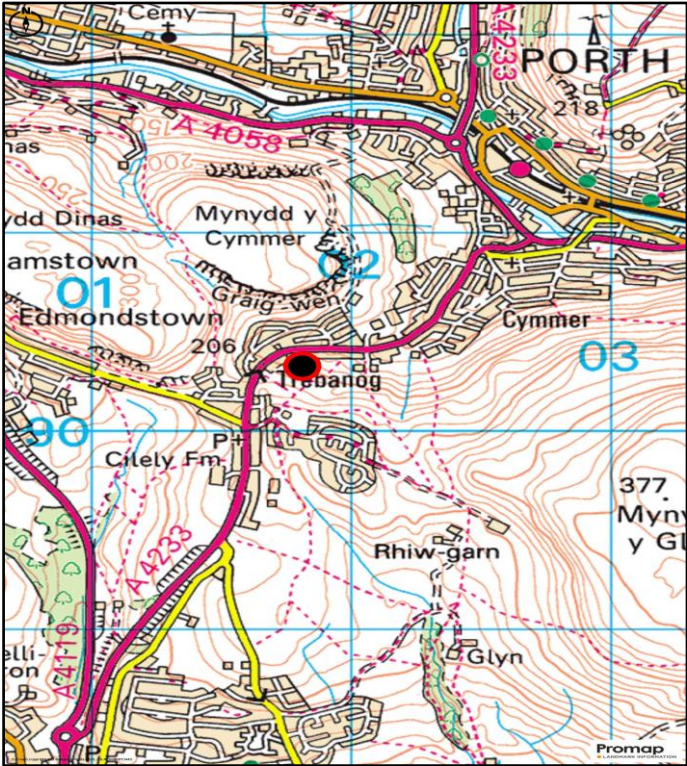
01446 776395 / Elliottrees@hrt.uk.com

Directions

Postcode: CF39 9EW

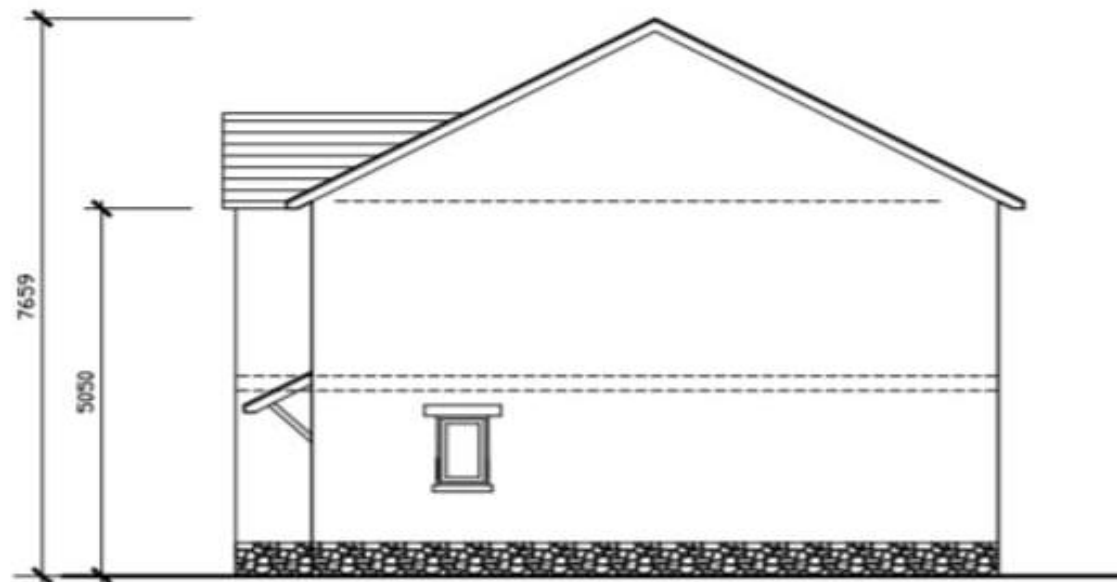
What3Words: keys.skimmers.nails

From Tonyrefail take the A4233 north towards Porth. Continue through Trebanog and the land is located on your right-hand side with a H R Thomas For Sale sign.

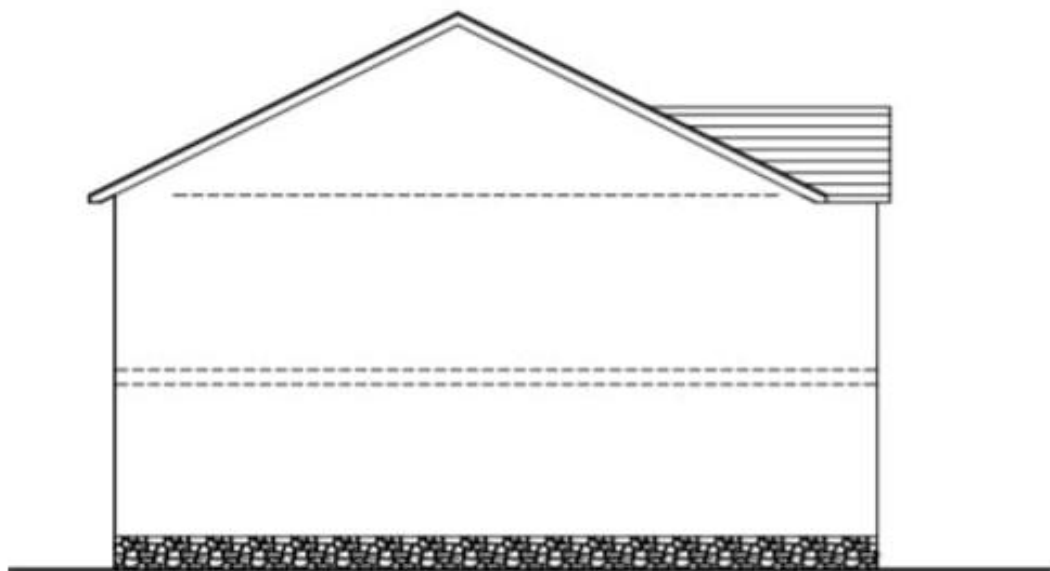




FRONT ELEVATION



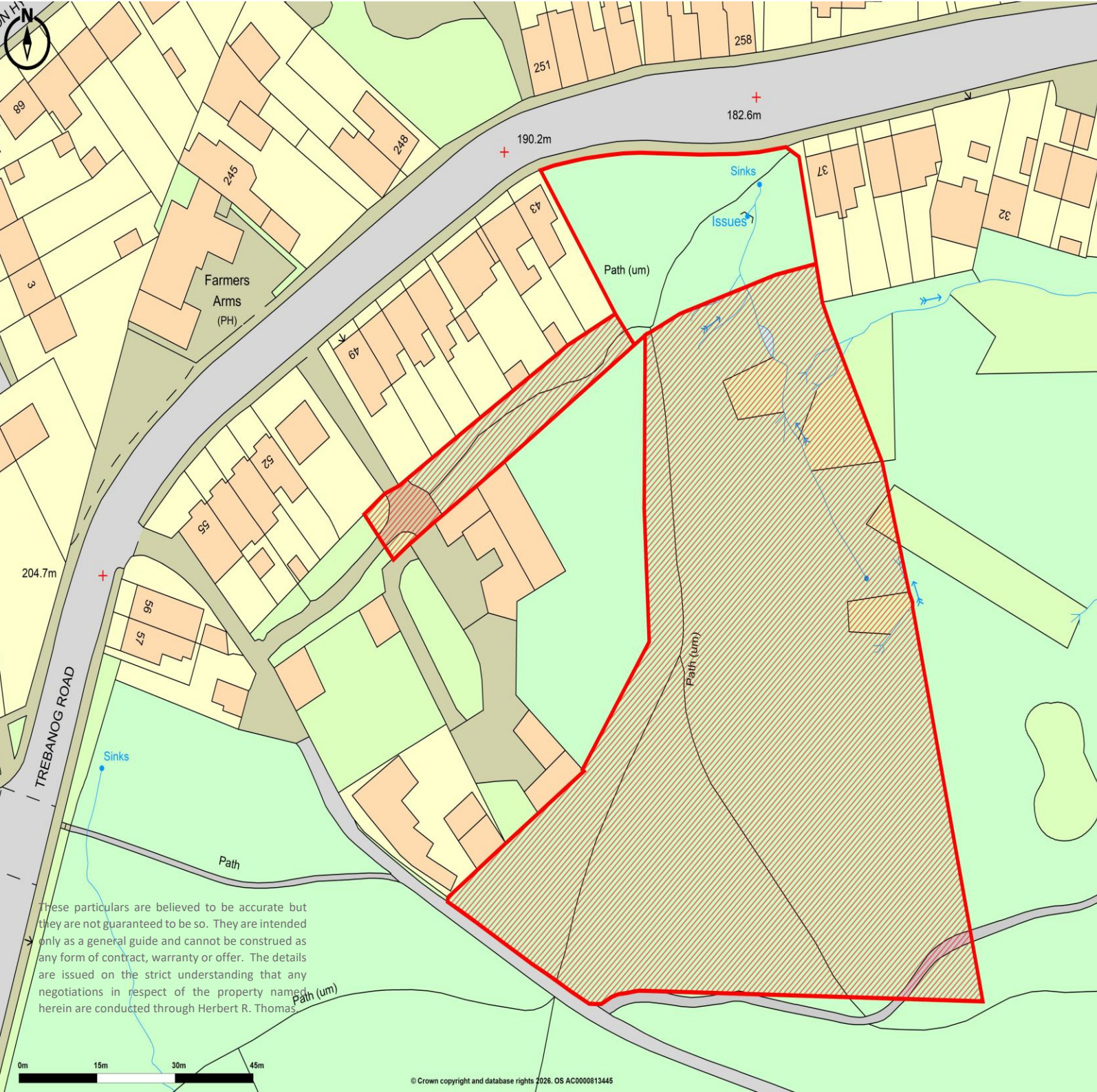
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Elliott Rees

Tel: 01446 776395

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