

FOR SALE

UPON INSTRUCTIONS FROM
RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL



STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFADAETH GADARN | DYFODOL SICR



Indicative Boundary Only

CF44 6TN

FORMER BLAENGWAWR COMPREHENSIVE SCHOOL
ABERAMAN, ABERDARE

A substantial development opportunity located in an established residential location approximately 1 mile south of Aberdare town centre.

11.36 Acres (4.60 Hectares)

The former school and playing fields are within the defined settlement boundary of the Rhondda Cynon Taf Local development Plan and are identified as being suitable for residential development as well as a number of alternative land uses.

SITUATION

The site of the former school and playing fields lie on the north-western fringe of Aberaman, approximately 1 mile south of Aberdare town centre. The site is in close proximity to the A4059 which in turn provides access to the A470 trunk road within approximately 8 miles. The M4 Motorway is within 20 miles and Cardiff city centre is within 24 miles.

DESCRIPTION

The property comprises the site and playing fields of the former Blaengwawr Comprehensive School which has recently been closed following relocation to the "Sobell" site. The existing access leads from Club Street, which it is anticipated will form the principal access for any proposed development.

The site extends in total to 11.36 acres (4.60 hectares) as shown edged red on the enclosed plan. The areas shown coloured blue and green are to be retained by the Local Authority, and all necessary rights over the road marked orange will be retained for this purpose.

The school buildings are located on the western side of the site and sketch drawings illustrating the extent of the existing accommodation are included in the Information Pack.

PLANNING

The site is identified within the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan. A Planning Brief has been prepared, which identifies that the following land uses would in principle be acceptable – residential, employment, community use, leisure and mixed use. The Planning Brief deals with design context and principles, highway requirements and ecology together with a number of other development issues. The Planning Brief forms part of the Information Pack referred to below.

TENURE

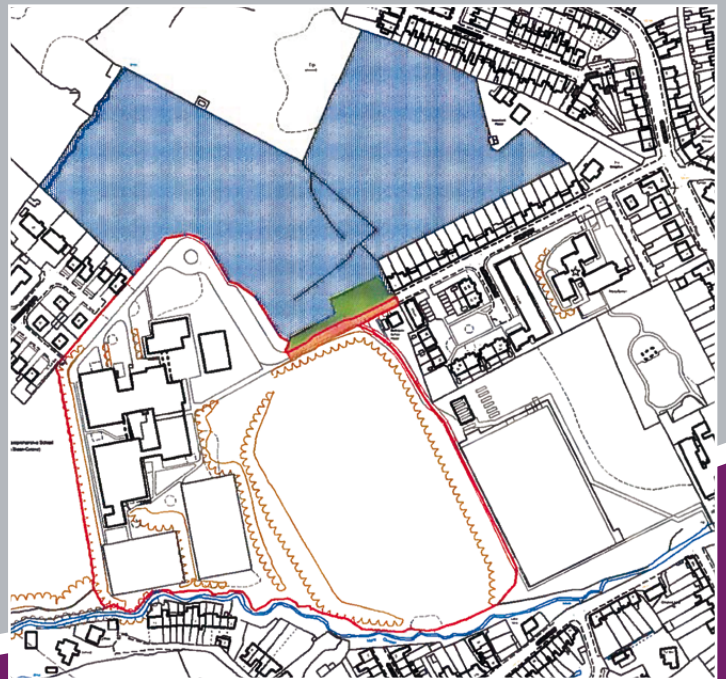
Freehold.

INFORMATION PACK

An Information Pack is available from this office at a cost of £50 plus VAT to include Topographical Survey, Ground Investigation Reports, Foul and Surface Water Drainage Report, Services Information, Planning Brief, Ecology Report, Legal Summary and Title Information.

METHOD OF SALE

The property is offered for sale by private treaty. Interested parties are asked to register their interest by requesting a copy of the Information Pack.



VIEWING:

Strictly by appointment with the sole agents, Rawlins and Madley, 17 St Andrews Crescent, Cardiff, CF10 3DB.

Tel: 029 2064 0055

Email: jeremy@rawlinsmadley.com

SUBJECT TO CONTRACT



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