Watts & Morgan

For Sale by Private Treaty

Guide Price £30,000

Lock Street Mountain Ash CF45 4UH

A parcel of land extending to approximately 361.67 sq m (0.089 acre), situated adjacent to 77 Lock Street. A small electricity substation, owned by National Grid, is positioned at the rear of the site. The land previously benefited from full planning permission for the construction of a three-bedroom residential dwelling, granted by Rhondda Cynon Taf County Borough Council under planning reference 10/0838/10. This consent has since expired, however the vendor is in the process of renewing the consent, and prospective purchasers should make their own enquiries with the local planning authority regarding any future development potential.

SITUATION
Abercynon is a well-connected village situated at the meeting of the Cynon and Taff valleys, offering a range of local shops, services and community facilities. The village benefits from convenient road access via the A470, providing links to Pontypridd, Cardiff and Merthyr Tydfil, while Abercynon railway station offers regular services along the South Wales Valleys network. The surrounding countryside, wooded hillsides and riverside setting provide opportunities for walking and outdoor recreation, making Abercynon a practical location for commuters and those seeking access to both local amenities and the wider region.

BRIEF DESCRIPTION
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DIRECTIONS
From Cowbridge High Street, proceed eastwards and join the A48 towards Cardiff. Continue onto the A4232 northbound and then join the A470, following signs for Merthyr Tydfil. Exit the A470 at the Abercynon junction and follow signs for Abercynon. Continue into the village and turn onto Lock Street, where the property will be identified by the agent's sale board. W3W:///sweetener.prayers.enhanced

ACCESS
The land is open and not fenced at present

TENURE AND POSSESSION
The freehold interest is offered for sale with the benefit of vacant possession on completion.

PLAN
The plan attached is not to scale and is published for identification purposes only. Whilst every care has been taken its contents cannot be guaranteed

SERVICES
We are not aware of any services to the property.

BOUNDARIES
The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

FENCING
The property boundaries are currently not fenced.

WAYLEAVES/EASEMENTS
The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

GUIDE PRICE
£30,000

FURTHER DETAILS AND VIEWINGS
The property may be viewed at any reasonable time subject to receipt of these sales particulars, Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email;samantha.price@wattsandmorgan.co.uk

HEALTH AND SAFETY
Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

PROCEEDS OF CRIME ACT 2002
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency

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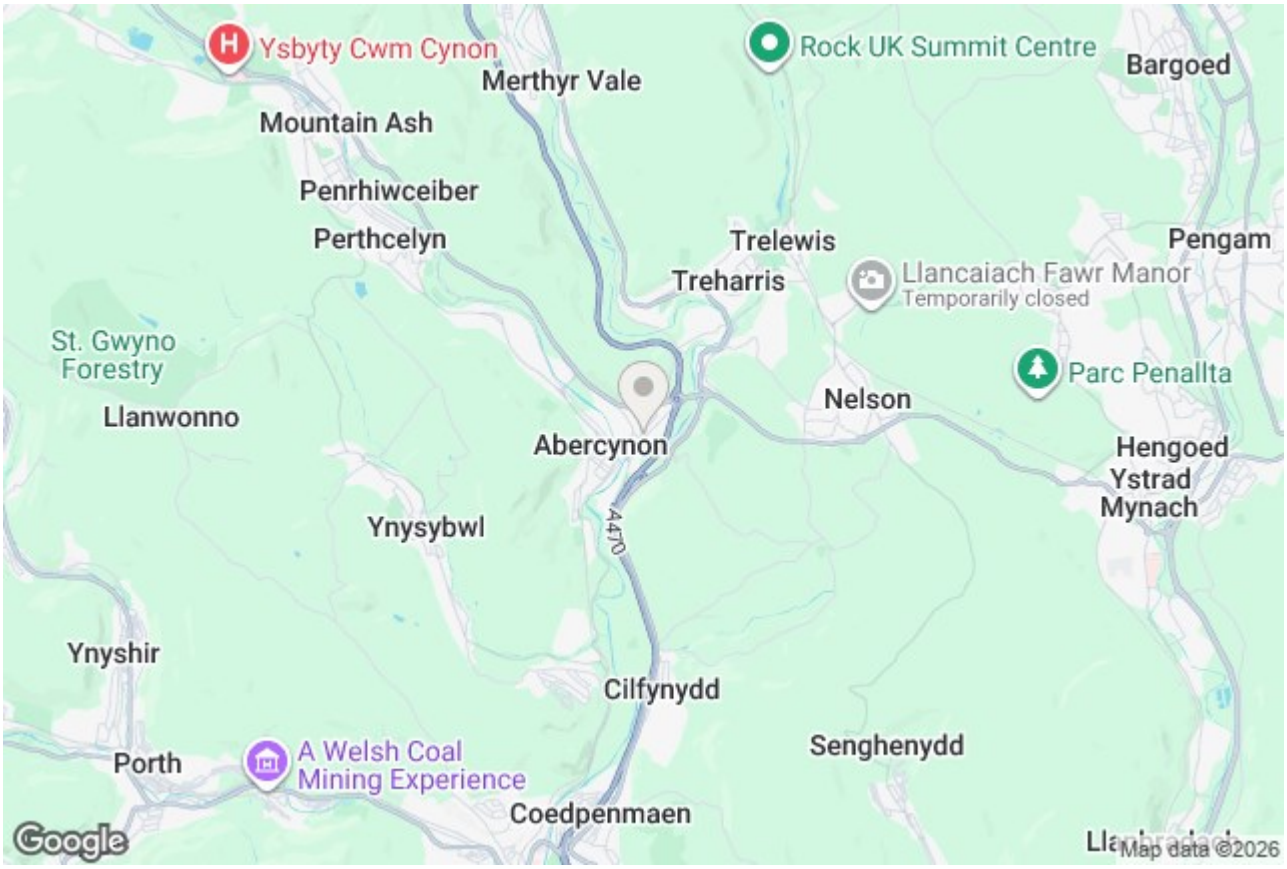

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