

Land Adj to 6-8, Brynmair Road, Aberdare, CF44 6LR

£200,000 Freehold

Development Site • Approximately 600 Square Metres • Outline Planning Permission for Four Townhouses • Convenient Location



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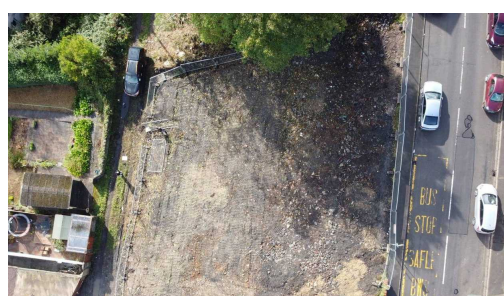
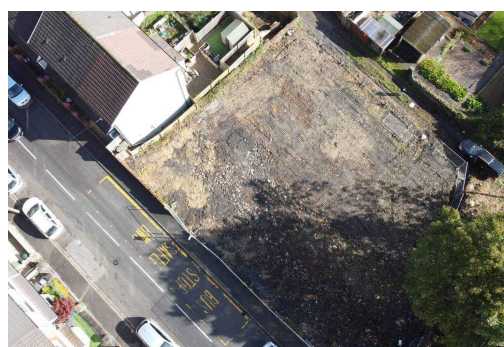
A development plot of approximately 600 square metres, having outline planning permission for the erection of four townhouses. Planning Ref: 22/1375/13 dated 28 February 2023. The land is the site of the former Salem Chapel, being located in a convenient position for local amenities and transport links. Early enquiries recommended.

Agents Note: We are advised this plot of land is subject to a Restocking Notice by the NRW. The vendor is to plant 10 trees in the designated area (see plan). The trees must be maintained for a period of 10 years. Please ask the agent should you have any queries.



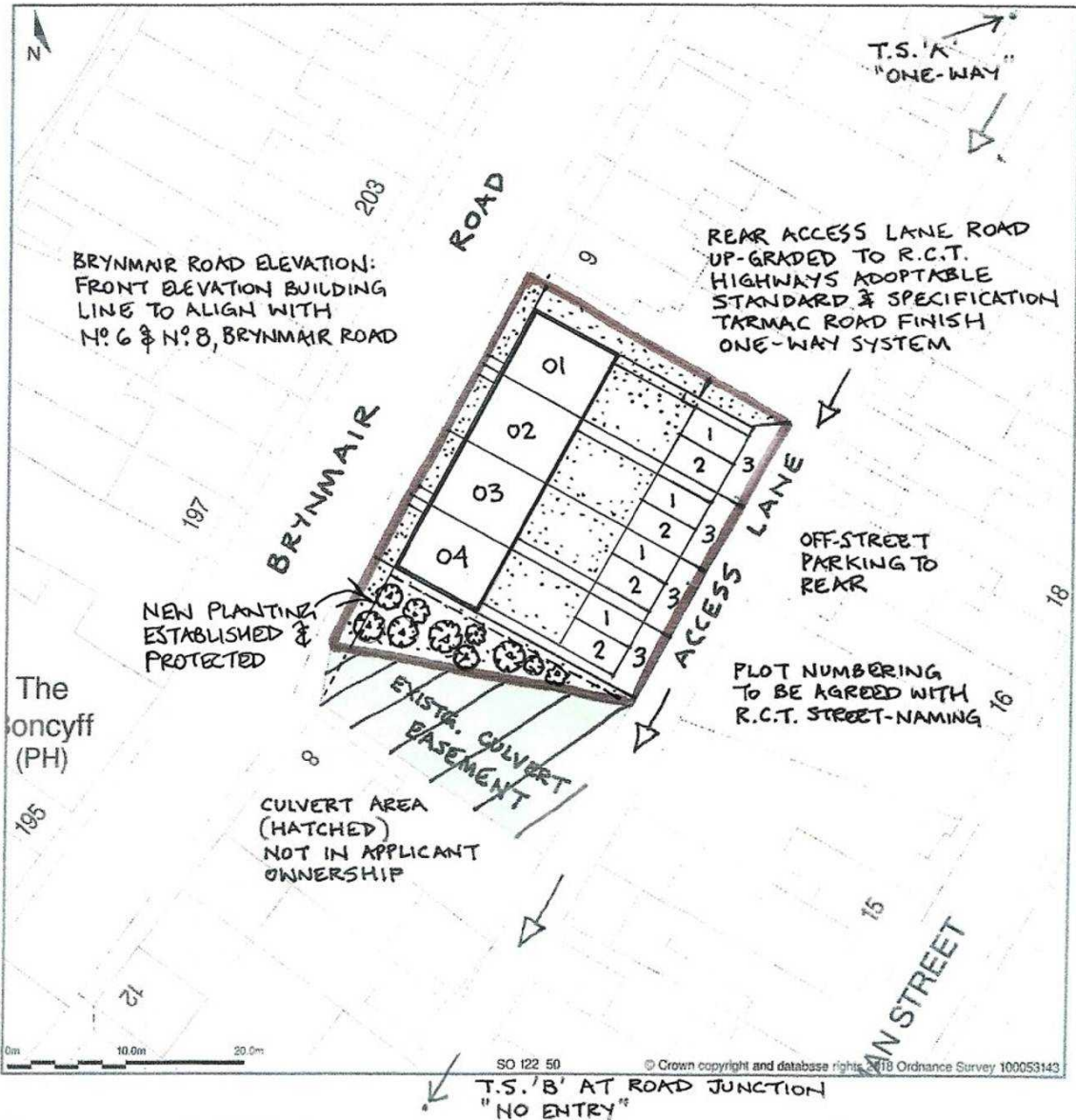
Council Tax band: TBD

Tenure: Freehold



SITE BLOCK PLAN - 1:500 (REV. 'A': 13-01-23)
(REV. 'B': 25-01-24)

Former site of Salem Chapel Brynmair Road, Godreman, Aberdare, Rhondda Cynon Taff, CF44 6LR



Block Plan shows area bounded by: 301183.24, 200464.98 301273.24, 200554.98 (at a scale of 1:500), OSGridRef: SO 122 50. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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REV. 'B' - 25-01-24: NEW PLANTING ADDED IN SOUTH AREA TO SUIT H.R.W. REQUIREMENTS



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