

Residential Development Land, Hay Road, Talgarth, Brecon, Powys, LD3 0AW

Offers in excess of £1,000,000 | Freehold

An outstanding area of residential development land on the edge of the market town of Talgarth within the Brecon Beacons National Park with deemed consent for 42 houses. THE SITE CAN BE DIVIDED INTO TWO WITH 15 AND 27 UNITS RESPECTIVELY – possibly with the purchaser having an option on the second part.



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DESCRIPTION

The subject property comprises, in all, about 4 acres of greenfield residential development land with planning consent for 42 houses with a requirement of 3 units of affordable housing. The land has a gently sloping westerly aspect which runs down to the pretty River Ennig with a designated open space and amenity area alongside and is within comfortable walking distance of the towns facilities. The site has good road frontage onto a main network road, although it is relatively lightly trafficked. Adjoining buildings include the towns doctor surgery on one side with the new Mynydd Du Primary School on the other side.

LOCATION

Talgarth is a pretty market town at the foot of the Black Mountains within the Brecon Beacons National Park, roughly equidistant between Brecon and Hay-on-Wye. With a population of around 2000, it has good facilities including shops, pubs, doctors surgery, playing fields and sports facilities, town hall and tourist information centre, brand new primary school and a popular, much publicised water mill and cafe. All are within walking distance of the site and there are also leisure facilities at Bronllys just over half a mile away. This is an area of high scenic value with the surrounding hills particularly popular with walkers and tourists. This is also a popular retirement area where people seek out small market towns and villages where they can retire with a high quality of life.

THE SITE

The developable area is broadly rectangular in shape, with river frontage to the south west, where there is a lower area given over to recreation and conservation. The site has a long frontage onto the A4078 road, which links Talgarth to Three Cocks and the Hay-on-Wye/Hereford road. To the south is the town's doctors surgery which was built on a greenfield site, approximately 15 years ago and to the north is the newly opened neighbourhood primary school. The site lies at approximately 380 feet above sea level and has a gentle, mainly westerly aspect with good views in most directions.

ACCESS

Directly off the A4078 road where there is good visibility. There is a new road into the school to the north but there is no right connect with this other than by foot or bike.

SERVICES

Mains services are all believed to be available nearby. A new main drainage pipe has been installed to the school with connection points available for this site. Mains gas, water and electricity are understood to be available nearby.

PLANNING CONSENT

This was granted on the 10th October 2011 for "proposed residential development including access highways and infrastructure (outline application)" - copies available on request. This relates to part of the site known as T9. The remainder of the site has permission granted for 15 homes with 106 and consent documents awaited.

REFERENCE NUMBERS

14/11355/REM
07/01085/OUT
16/13828/FUL

SECTION 106 AGREEMENT

The Section 106 agreement of the Town & Country Planning Act 1990 states that agreement has been reached between the Brecon Beacons National Park Authority, Powys County Council and the vendors in relation to the provision of 20% of the houses being built being 'affordable' under the criteria outlined in the document. As the land is in the Brecon Beacons National Park this will require the involvement of a Registered Social Landlord. Recent negotiations have reduced this number to 3 units. with a new Section 106 Agreement. These have to be accommodated in the first phase.

NOTE

Complex issues have arisen since 2021 relating to phosphate, these can be discussed with the agents as information unfolds.

TENURE

We are informed that the property is of freehold Tenure.

DIRECTIONS

Please see attached plan.

VIEWING

By appointment through selling agents – McCartneys LLP: 01497 820778. Out of hours call Ryan Williams on 07971 289368.

REFERRAL FEES

McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Opening Hours

Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated

Saturday, 08 October 2022

NOTICE

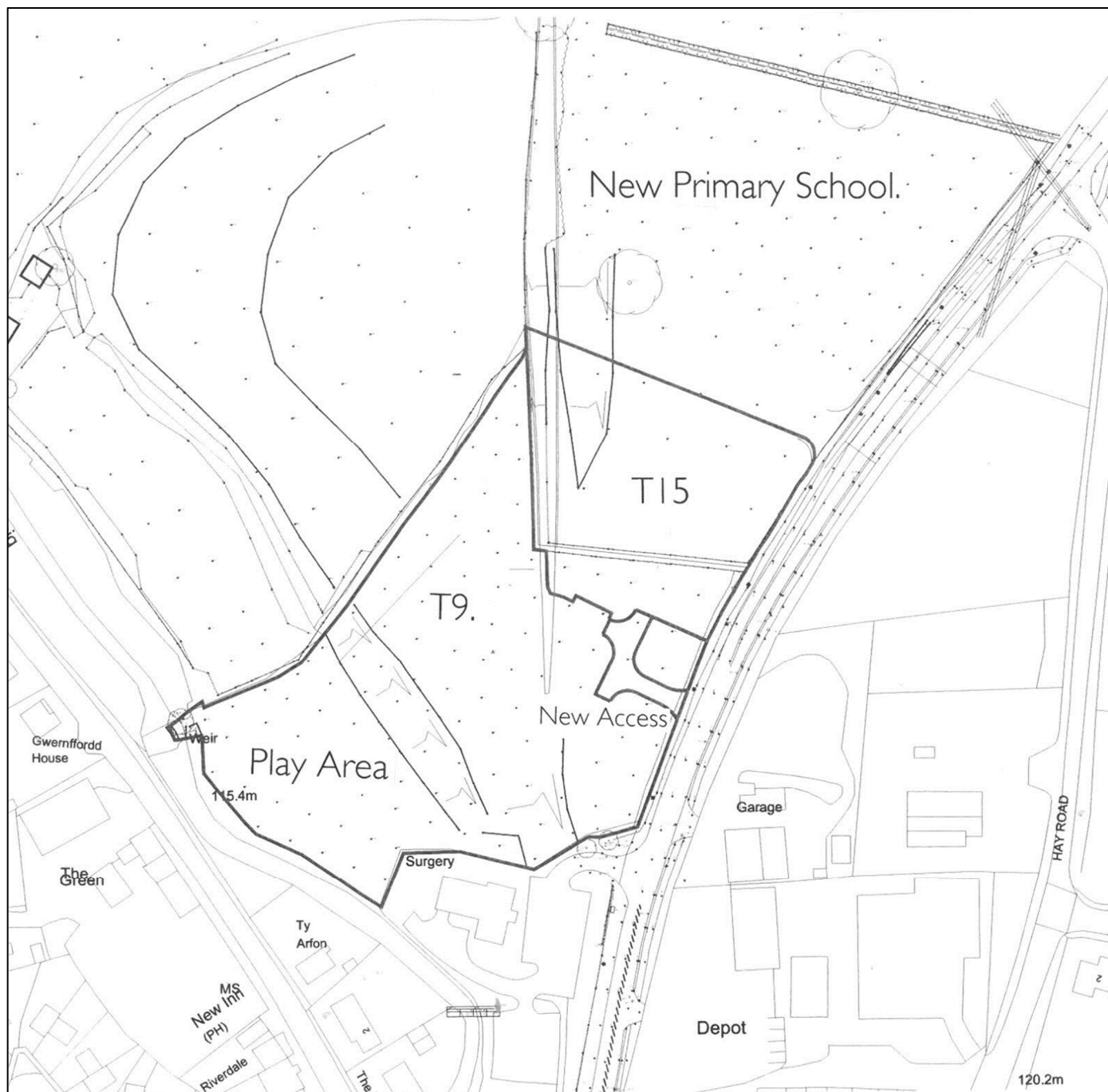
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

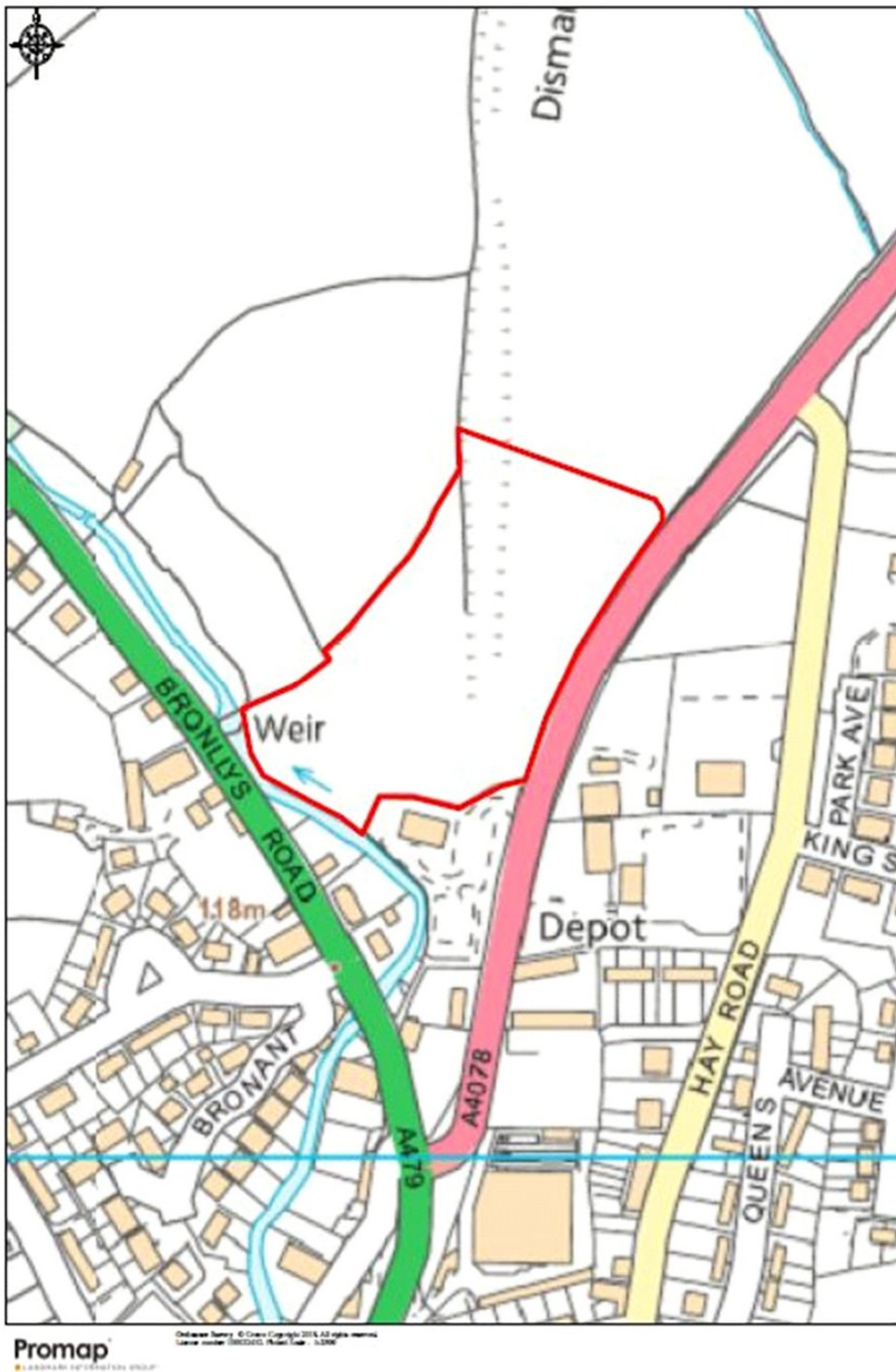
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MCCARTNEYS LLP

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186

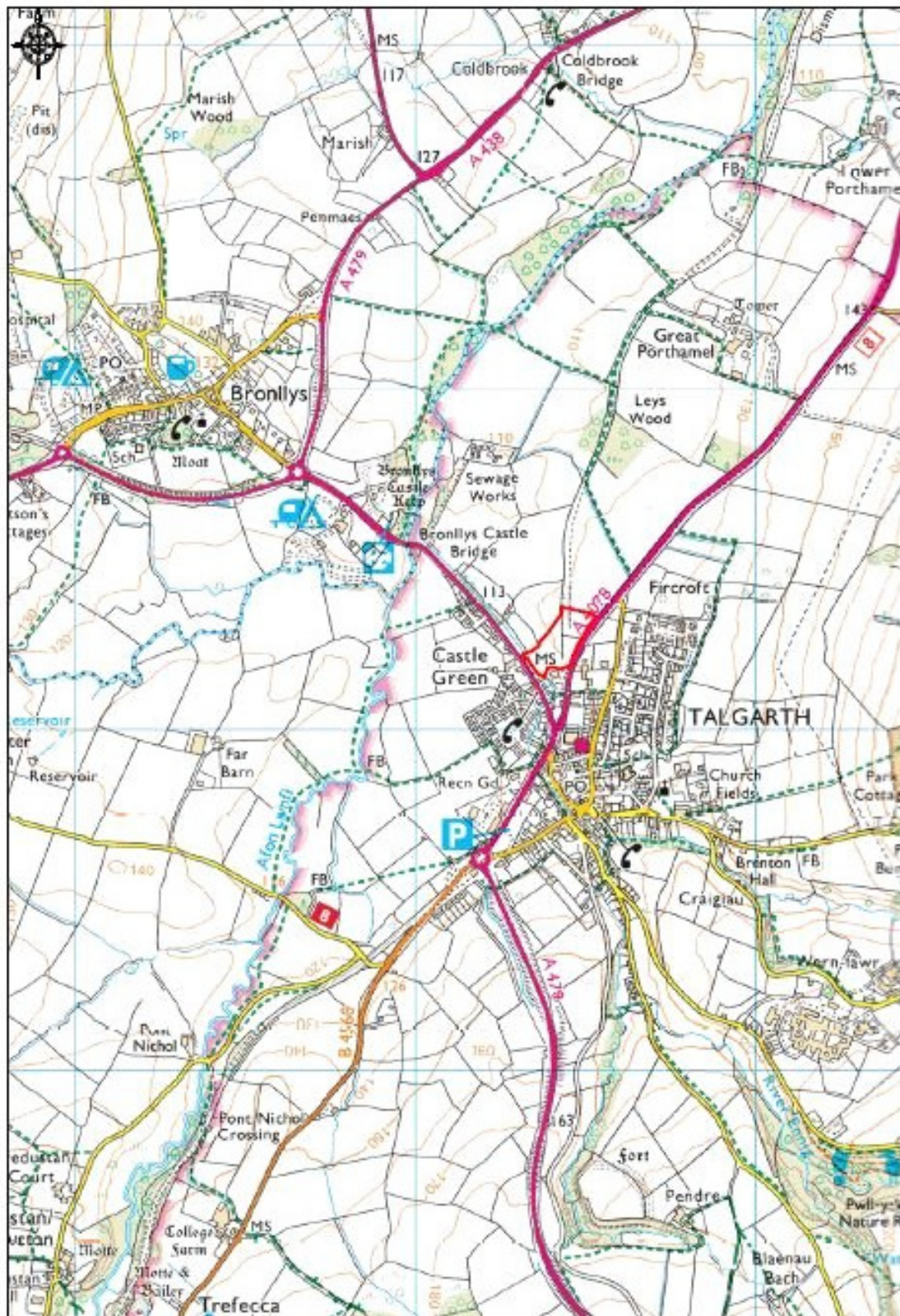








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