



GOAT MILL ROAD **MERTHYR TYDFIL** CF48 3TD

DEVELOPMENT LAND FOR SALE - GOAT MILL ROAD, MERTHYR TYDFIL CF48 3TD

Plots available from **0.85 acre** to **8.98 acres** - ready for development with allocated planning for **B1, B2 & B8** uses

Major new enabling works scheduled for 2026 - plots available from Q1 2027

stuarthogg
property consultants
www.stuarthogg.com
029 2125 0050

LOCATION

The town of Merthyr Tydfil has undergone a huge programme of investment and redevelopment over the last 10 years with highly successful schemes such as the retail development at Cyfartha, leisure / employment development at Rhydycar, new bus station and investment projects underway in the town centre in public realm, creative arts projects and hospitality businesses. The town has also seen a rapid growth in new houses built by national house builders like Redrow, Taylor Wimpey, Barratt and Persimmon.

Goat Mill Road is the latest strategic site to be brought to the market on behalf of Merthyr Tydfil County Borough Council. It benefits from **excellent road access** from the A4060 link road between the A470 and upgraded A465 Heads of the Valleys dual carriageways while also having convenient road links with the town centre.

DESCRIPTION

The Goat Mill Road site is being made ready for development through a joint venture partnership between Merthyr Tydfil County Borough Council, Cardiff Capital Region and Welsh Government.

The gross site area is 21.67 hectares (53.54 acres) and will provide a total of **6.16 hectares (15.23 acres) for development** available in plots of **0.85 acres to 3.92 acres**.

Larger plots can be formed by combining plots together.

Access is provided by two roundabout junctions at the northern and southern ends of the site with a central estate road providing, adopted highway access to development plots.

The indicative masterplan layout is shown opposite.

The surrounding area to the north is predominantly employment use with a mixture of light industrial, general industrial, storage / distribution and trade counter uses.

PLANNING

Merthyr Tydfil Replacement Local Development Plan 2016-2031 was adopted on 29 January 2020. The property is shown as being allocated as an Employment Site (Policy EcW1.2) with uses falling into B1(b), B1(c), B2 and B8 being permitted.

Proposals for other commercial uses may be appropriate and would be considered having regard to planning policy. Interested parties should consult with the local planning authority to assess suitability of their proposed use(s).

SERVICES

Mains electricity, gas, water and drainage will be available for connection.



TERMS

Long leasehold interests (999 years at peppercorn rental) will be sold.

Guide price is £150,000 per acre.

Purchasers will need to comply with a number of criteria to ensure the co-ordinated development of the site, including the following:

- comply with an adopted design brief for the site
- construct buildings in accordance with Welsh Government Sustainable Buildings Policy
- undertake development within an agreed timeframe
- meet the requirements for ethical investment and biodiversity and
- demonstrate financial ability of being able to undertake the proposed development

Proposals that demonstrate an appropriate density of development and maximise employment opportunities would be favourably considered.

Further details on requirements are available from selling agents.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be applicable to the purchase price.

VIEWING & FURTHER INFORMATION

For further information please contact:

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SWANSEA
J43 M4
27 MILES

PANT INDUSTRIAL ESTATE

CCPS

CWM TAF MORGANNWG
UNIVERSITY HEALTH BOARD

CORDS DUAFLEX

MAYPHIL UK

STEPHENS & GEORGE
PRINT GROUP

A465

ASDA

TENNECO

TWO SISTERS
FOOD GROUP

ABERGAVENTNY
17 MILES

J2 M50
56 MILES

A4060

CARDIFF
24 MILES

J32 M4
18 MILES

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