

# FOR SALE

## DEVELOPMENT OPPORTUNITY

To M4

Retail Park

Talbot Green Magistrates Courts site  
and  
site of former Ty Gwyn School



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

**HIRONS**  
**MORGAN**  
**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

Mae'r ddogfen yma ar gael yn y Gymraeg / This document is available in Welsh.

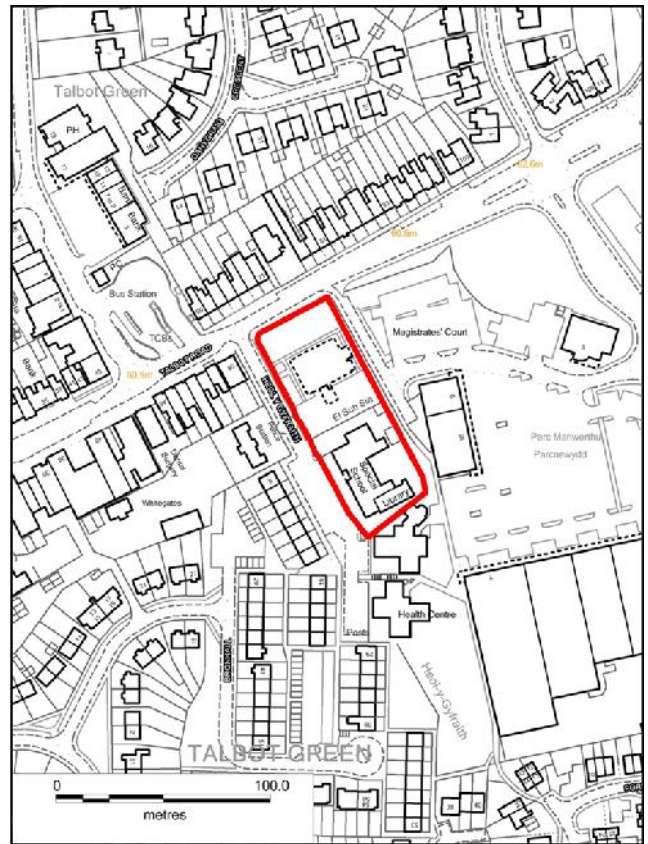
## Location

The site is centrally located in the thriving town centre of Talbot Green, with excellent links to the A4119 dual carriageway and to the M4, two miles to the south. Cardiff city centre lies about 12 miles to the southeast. The site benefits from frontage to Talbot Road, the main route running through the retail and commercial centre of Talbot Green.



Adjacent to the site to the east is Talbot Green Retail Park, which accommodates notable national retailers such as Tesco, Marks & Spencer, Boots, River Island, TK Maxx, Clarks and JD Sports. There are also well-known food outlets including Harvester, Nando's, Starbucks, Costa and Frankie & Benny's.

To the south and east in Heol y Gyfraith are residential housing, a health centre and a police station. In easy walking distance of the site in Talbot Road and Ely Valley Road are high street shops, offices, banks, cafés, restaurants and Talbot Green bus station



## Description

The site extends to approximately 0.4 hectares / 1 acre and comprises the former Talbot Green Magistrates Court / Ty Gwyn Special School. The school has been demolished and the land is currently used informally as a car park,

## Tenure

Freehold with vacant possession. Interested parties should be aware there are three trees which are subject to Tree Preservation Orders.

## Planning

**The Council would support in principle any of the following uses for the site, including conversion or redevelopment of the Magistrates Court element:**

Retail – Retail development in use classes A1, A2 or A3;

Offices – Office development (use class B1);

Community Use – Community uses such as a Place of Worship, Arts and Learning Centre or Community Centre;

Leisure – Commercial leisure uses that are compatible with the town centre and retail centre, such as a fitness centre or a dance studio;

Residential – Housing development in combination with commercial uses;

Mixed use – The Council would support a mixed-use development that combines commercial uses, community uses and small-scale housing provision.

## Site brief

A marketing and development brief is available on request.

## Method of sale

The site is offered for sale by way of informal tender. Unconditional offers are preferred however consideration will also be given to offers conditional upon obtaining a planning permission..

Offers are to be received no later than **12 noon Thursday 11<sup>th</sup> October 2018.**

For further details and tender documents please refer to the site brief.

## Costs

Each party will be responsible for their own legal and professional fees. The vendors will not be responsible for any abortive costs incurred by interested parties.

## Viewings

The site is currently used in part for car parking and is open to the public. The remainder of the site can be viewed from the public highway. All persons viewing the site do so at their own risk.

## Further information

Contact Mark Hirons.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.

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# AR WERTH

CYFLE DATBLYGU

I'r M4

Parc Manwerthu

Safle Llysoedd Ynadon Tonysguboriau  
a  
Safle Hen Ysgol T Gwyn



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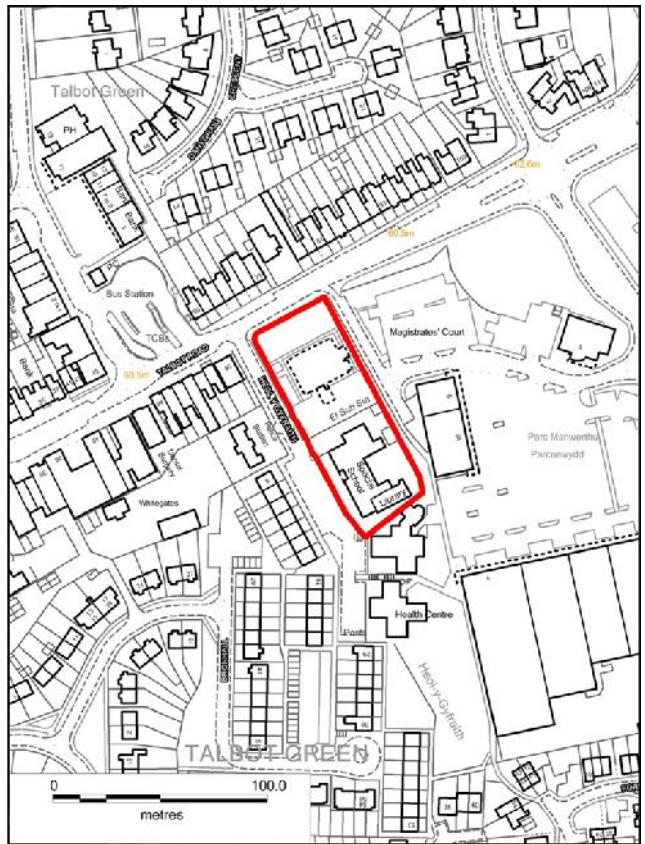
PROPERTY ADVISORS & CONSULTANTS

## Lleoliad

Mae'r safle wedi'i leoli yng nghanol tref ffyniannus Tonysguboriau sydd â chysylltiadau gwych â ffordd ddeuol yr A4119 a'r M4, dwy filltir i'r de. Mae canol dinas Caerdydd tua 12 milltir i'r de-ddwyrain. Mae'r safle yn wynebu Talbot Road, y prif lwybr sy'n rhedeg trwy ganol ardal fanwerthu a masnachol Tonysguboriau.

Mae Parc Manwerthu Tonysguboriau gyferbyn â'r safle sydd â Manwerthwyr cenedlaethol enwog megis Tesco, Marks & Spencer, Boots, River Island, TK Maxx, Clarks a JD Sports. Mae bwytai enwog hefyd gan gynnwys Harvester, Nando's, Starbucks, Costa a Frankie & Benny's.

Mae tai preswyl, canolfan iechyd a gorsaf heddlu i'r de a'r dwyrain yn Heol y Gyfraith. Mae siopau'r stryd fawr, swyddfeydd, banciau, caffis, bwytai a gorsaf fysiau Tonysguboriau o fewn pellter cerdded i Talbot Road ac Ely Valley Road.



## Disgrifiad

Mae'r safle yn ymestyn i tua 0.4 hectar / 1 erw ac yn cynnwys safle hen Lysoedd Ynadon Tonysguboriau / Ysgol Arbennig T Gwyn. Mae'r ysgol wedi cael ei dymchwel ac mae'r tir yn cael ei ddefnyddio'n answyddogol fel maes parcio ar hyn o bryd.

## Deiliadaeth

Rhydd-feddiant gyda meddiant gwag. Dylai unigolion â diddordeb fod yn effro i dair coeden sy'n destun Gorchmynion Cadw Coed.

## Cynllunio

**Byddai'r Cyngor yn cefnogi, mewn egwyddor, unrhyw un o'r defnyddiau canlynol ar gyfer y safle, gan gynnwys gwaith addasu neu ailddatblygu'r elfen Llysoedd Ynadon:**

Manwerthu – Datblygiad manwerthu yn ôl dosbarthiadau A1, A2 neu A3;

Swyddfeydd – Datblygiad swyddfeydd (yn ôl dosbarth B1);

Defnydd Cymunedol – Defnyddiau cymunedol megis Addoldy, Canolfan Celfyddydau a Dysgu neu Ganolfan Gymunedol;

Hamdden – Defnyddiau hamdden masnachol sy'n cydweddu â chanol y dref a chanolfan manwerthu, megis canolfan ffitrwydd ddawns;

Preswyl – Datblygiad tai ar y cyd â defnyddiau masnachol;

Amldefnydd – Byddai'r Cyngor yn cefnogi datblygiad amldefnydd sy'n cyfuno defnyddiau preswyl, defnyddiau cymunedol a darpariaeth tai ar raddfa fach.

## Crynodeb y safle

Mae crynodeb marchnata a datblygu ar gael ar gais.

## Dull gwerthu

Mae'r safle yn cael ei werthu trwy dendr anffurfiol. Mae cynigion diamod yn well ond byddwn ni'n ystyried cynigion sy'n amodol ar sicrhau caniatâd cynllunio.

Rhaid anfon cynigion erbyn **12pm Ddydd Iau 11 Hydref 2018**.

Am ragor o fanylion a dogfennau tendro, edrychwch ar grynodedb y safle.

## Costau

Bydd pob parti yn gyfrifol am ei ffioedd cyfreithiol a phroffesiynol ei hun. Fydd y gwerthwyr ddim yn gyfrifol am unrhyw gostau atal gan bartïon â diddordeb.

## Ymweld â'r safle

Mae rhan o'r safle yn cael ei defnyddio fel maes parcio ac mae ar agor i'r cyhoedd. Mae modd gweld gweddill y safle o'r briffordd. Chi sy'n gyfrifol am eich diogelwch eich hun ar y safle.

## Rhagor o wybodaeth

Cysylltwch â Mark Hiron.

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