

Substantial Former Industrial Plateau with Development Potential Former Rheola Works Resolven

Vale of Neath, SA11 4DP



Aerial taken June 2017 looking northwards

- Brownfield Redevelopment Opportunity (Subject To Planning)
- Freehold Property with Vacant Possession
- Total Site Area – 30.5 Acres (12.3 Ha)
- Allocated as a Tourism Led Development Site within the Neath Port Talbot LDP
- Historic Resolution to Grant Outline Planning Permission for Leisure and Housing
- Well Connected Site with Access to the A465 Heads of The Valleys Road Nearby
- M4 – 9 Miles, Swansea - 16 Miles and Cardiff – 40 Miles
- Video footage available here: <http://videos.savills.com/10521389/video>

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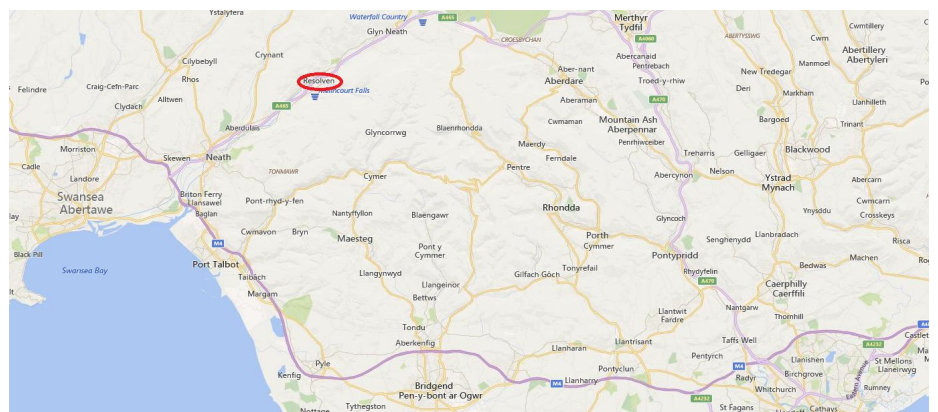




Aerial taken June 2017 looking southwards

Location

Resolven is located approximately 9 miles to the north of the M4 motorway and approximately 6 miles to the south of the Brecon Beacons National Park. Neath lies approximately to 7.6 miles to the south west and Merthyr Tydfil is 15 miles east of the subject property. The property occupies a rural position within the Vale of Neath and is served by the A465 Heads of the Valleys Road, via the B4242 Glyn Neath Road and is approximately 1 mile to the north of the centre of Resolven.



Description

The property comprises the site of a former aluminium works which historically formed part of the wider Rheola Estate. The buildings associated with the former works have been demolished and more recently the cleared hardstanding was used as the Rheola Market. The site is broadly level and relatively uniform in shape and totals circa 30.5 acres (12.3 hectares). The site benefits from a right of way over the access to Rheola House.



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Planning

The Planning Authority is Neath Port Talbot County Borough Council and their Local Development Plan (2011 – 2026), was adopted in January 2016.

Within the LDP, the property is allocated as a potential Tourism Development Site under policy T03/1. This policy allocates the property for a sustainable tourism led proposal which will secure the conservation and restoration of the historic estate. The wider estate is further allocated under policy SP21/4(b), which aims to protect and enhance the historic park and garden of the Rheola Estate.

In December 2011, an outline planning application (P2011/1147) was received by NPT for a mixed use leisure led scheme with residential and commercial accommodation on a larger area than currently being offered for sale. A resolution to grant the application, subject to agreement of S.106 was received in November 2014.

A Section 106 Agreement relating to this application has not been completed.

The existing planning status is understood to comprise of B1/B2/B8 uses, commensurate with the former use of the property.

Supporting Information

Technical and legal information, where available, will be provided to seriously interested parties on request.

Terms

Offers are invited on a conditional or unconditional basis.

Tenure

Freehold with Vacant Possession

VAT

VAT will be charged on the disposal.

Viewing

The property can be viewed from the B4242.

Expressions of Interest / Proposals

Proposals are to be submitted to the Joint Agents, Savills and Brinsons.

Contact

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