

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY
APPROX. 4.474 ACRES (1.81 HECTARES)

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



For indicative purposes only

Fletcher Morgan

- Allocated for 50 residential units under Rhondda Cynon Taf 2006-2021 LDP.
- Well located near Treorchy town centre, adjoining Rhigos Road (A4061).
- Dual access, from Rhigos Road (A4061) to the North and Bute Street (A4061), via Dumfries Street to the South.
- Former school and healthcare site.
- Unconditional offers sought for the freehold interest.
- For sale on behalf of the fixed charge receivers.

Land Lying to the North East of Dumfries Street, Treherbert CF42 5PN

Location

The site occupies a prominent position within Treherbert, situated at the head of the Rhondda Valley in Rhondda Cynon Taf. The property adjoins established residential development and benefits from frontage and access from the A4061 Rhigos Road, which provides direct access to the A465 Heads of the Valleys Road and the wider South Wales region.

Treherbert provides a range of local amenities and public transport connections, whilst nearby settlements including Treorchy, Pentre and Aberdare offer a wider range of retail and leisure facilities.

Treherbert Rail Station is a 10 minute walk from the subject site, providing direct access to Cardiff Central, circa 25 miles to the south east.

Description

The property comprises a substantial parcel of previously developed land extending to approximately 4.474 acres (1.81 hectares).

Historically occupied by former educational and healthcare buildings, the site has since been cleared and now consists of vacant land with areas of established vegetation and mature trees. The topography is undulating in nature, with varying site levels across the holding.

The site represents a rare residential development opportunity within an established residential location.

Planning

The Rhondda Cynon Taf Local Development Plan 2006-2021 allocates the site to provide 50 dwellings under policy NSA 9.15.

Interested parties should undertake their own planning investigations and satisfy themselves as to the suitability of their intended development proposals.

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

Freehold with vacant possession held under title Nos WA764532, WA757206, CYM314350.

Price

Offers are sought on an unconditional basis for the freehold interest.

Environmental & Technical

Please see below following link to technical information prepared to date including TPO Plan, Phase 1 Environmental Report, Preliminary Ecology Report, Topographical Survey.

[Link to Dropbox documents](#)

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

What3Words

[snapped.wakes.perused](#)

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones | John James

 029 2034 7054 | 029 2034 7050

 07968 769325 | 07973 121295

 [/MatthewJones](#) | [/JohnJames](#)

 matthew.jones@fletchermorgan.co.uk
john.james@fletchermorgan.co.uk



**Fletcher
Morgan**



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property. 09/09/2026





029 2037 8921



fletchermorgan.co.uk



@FletcherMorgan



/FletcherMorgan



28 Park Place Cardiff CF10 3BA



RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



029 2037 8921

fletchermorgan.co.uk

@FletcherMorgan



/FletcherMorgan



28 Park Place Cardiff CF10 3BA

**Fletcher
Morgan****RICS**

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

09/09/2026