



PERTHCELYN RESERVOIR, MOUNTAIN ASH CF45 3HJ

Perthcelyn Reservoir, Llanwonno Road, Mountain Ash CF45 3HJ

Former reservoir site of circa **6.916 hectares (17.09 acres)** with potential for alternative uses, subject to planning

Elevated position with views over Mountain Ash and Abercynon



LOCATION

Perthcelyn Reservoir is located on the outskirts of Perthcelyn, about 1.5 miles west of Mountain Ash in Rhondda Cynon Taff, South Wales. Cardiff is about 19 miles to the south via the A4059 and A470 dual carriageway linking with M4 at Junction 32. The Brecon Beacons National Park is about 15 miles to the north. Road links to the north also connect with the A465 dual carriageway at Merthyr Tydfil about 11 miles to the north that provides good linkages to Abergavenny and the M50 beyond.

The surrounding area is predominantly open countryside with a mix of grazing fields, upland hillside and forests. There are a number of equestrian uses nearby. The St Gwynno forest is to the west, with its waterfall walks being popular for walkers and outdoor activities.

DESCRIPTION

The property comprises a dis-used reservoir that was originally constructed in 1903 with a capacity of 143,500 cubic litres. It is now dis-used although is still registered under the requirements of the Reservoir Act 1975.

The total site area is approximately **6.916 hectares (17.09 acres)** with the reservoir itself and its embankment comprising around **2.3 hectares (6.5 acres)**. The remainder of the surrounding land is open countryside with some scrub and also a number of mature trees. The former reservoir offices have been demolished to slab level.

The reservoir has steep internal banks which are brick lined and a stone valve tower is located in the north eastern corner of the reservoir.

SERVICES

We understand that mains electricity and water are connected to the site although services have been capped off. Gas is available to nearby housing development. Prospective purchasers are advised to make their own further enquiries as to the availability and capacity of any services.

BUSINESS RATES

The property is not currently assessed for business rates. Prospective purchasers should clarify the implications of any intended use with the local billing authority - Rhondda Cynon Taff County Borough Council - tel: 01443 425002 or the Valuation Office Agency - tel: 03000 505 505.

RESERVOIR ACT 1975

Although the reservoir is de-commissioned it still falls into the Reservoirs Act 1975 by virtue of the basin being intact. As a result, the current owners have annual s.12 RA1975 inspections completed by an appointed Supervising Engineer as well as 5 yearly s.10 RA1975 inspections done for submission to Natural Resources Wales. The owners have advised that this information is up to date and available to seriously interested parties.

TENURE

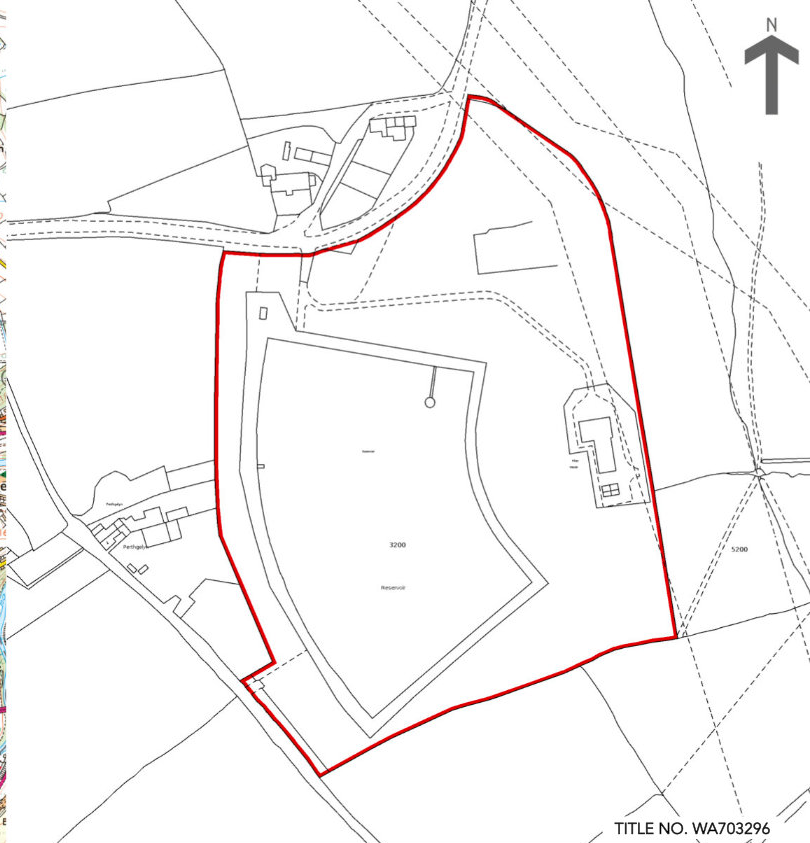
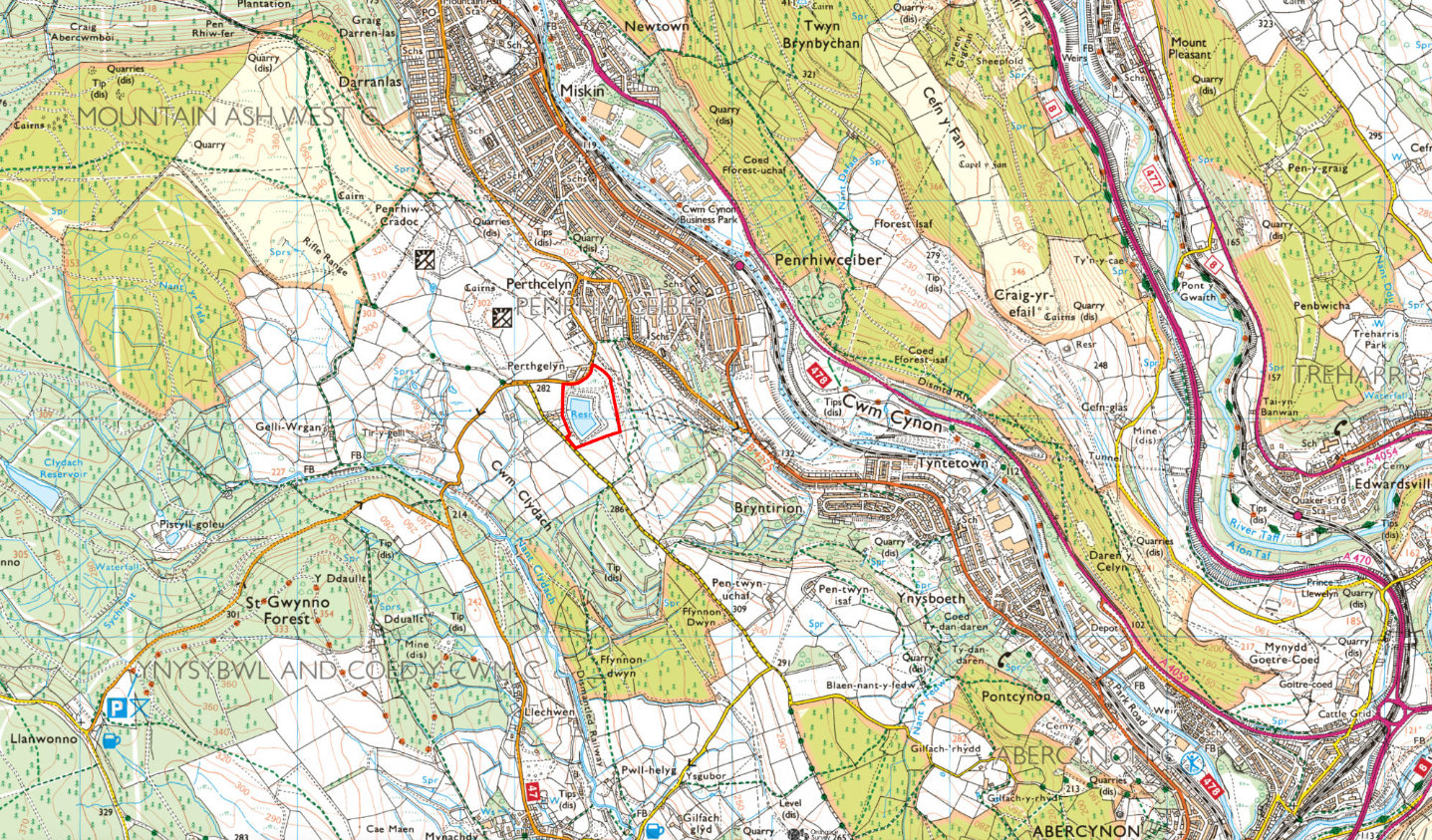
Freehold. The extent of the registered title is shown on the plan under Title Number WA703296.

Interested parties should note that there is a restrictive covenant that the property cannot be used as a reservoir.

TERMS

Offers are invited for the freehold interest with a guide price of £150,000. Proposals should outline the intended use and any conditions attached to offers for consideration.





TITLE NO. WA703296

VAT

VAT will be applicable to the purchase price.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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YNYSYBWL

ST GWYNNO FOREST

LLANWONNO
2 MILES



LLANWONNO ROAD

MOUNTAIN ASH
1.5 MILES



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