



Date as Postmark / Email

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SUBJECT TO CONTRACT

Dear Sir/Madam,

**Land at Bedlinog, Merthyr Tydfil, Mid Glamorgan, CF46 6RF – Invitation of
Option/Promotion Proposals**

MARKETING INFORMATION LETTER

Please find enclosed the Marketing Brochure for the above site, which is offered For Sale by Informal Tender on a Conditional Subject to Planning basis for an affordable housing scheme.

Option/Promotion Agreement Proposals are invited by Informal Tender for the freehold acquisition of the site conditional upon the purchaser obtaining planning consent for residential affordable housing development.

Please note the tender deadline of **Midday Monday 29th November 2025**.

All interested parties should formally register their interest, by emailing contact details to enquiries@powellsrural.co.uk with the subject heading "**Expression of Interest – Land at Bedlinog, Merthyr Tydfil**" to be kept updated of any updates to the marketing process that may arise.

All offers submitted will be deemed to be in agreement with the proposed Subject to Planning contract terms set out within the Marketing Brochure. All applicants will be required to complete the Informal Tender Form, accompanying this Marketing Information Letter, as part of their formal offer submission.

Please ensure that all Tender Forms submitted comply with the following;

1. Full contact details of the legal purchaser, including company name & company registration details along with the name and full contact details of the principal contact;
2. Full contact details of the proposed solicitor that would be used, on acceptance of any offer;

3. Offers should be made in pounds sterling, given in figures and words and be a fixed amount. Ideally offers should be expressed an uneven figure (to avoid two offers at the same sum being made);
4. Offers are not to relate to other bids, such as a "set percentage more than the highest bid received" or on any other such escalating bid basis.
5. All Offers are to be net of VAT which is not intended to be chargeable upon the Sale Price;
6. Offers are to be conditional upon receipt of planning consent only and not conditional on any other factors;
7. All bidders are expected to have taken account of all technical matters including the site clearance, in undertaking their due diligence in preparation of their offer. No further adjustment to offers for abnormal costs will be permitted after acceptance of an offer;
8. Confirmation of the ability for exchange of contracts to take place within a six-week period of any offer being accepted. Completion will be conditional upon the Purchaser obtaining planning consent within the Contract Period and with Completion being eight weeks after the date of planning consent being granted;
9. Offers shall be received by **Midday Monday 29th November 2025**. All offers are submitted on a "Subject to Contract" basis until Exchange of Contracts. The vendors reserve the right not to accept the highest, or any of the offers submitted.
10. Please ensure that all tenders are submitted in a sealed envelope and are marked "**Private & Confidential – Land at Bedlinog, Merthyr Tydfil**". Please write a code on the back of the envelope if you wish to receive confirmation that your tender has been received at our offices by the tender deadline. Submission by email to a confidential email address on the morning of the Tender deadline will be permissible, and the email address can be advised closer to the Tender deadline, with all emailed Tenders being printed & sealed by a nominated person until the Deadline.

To discuss any aspect of this development site sale, please do not hesitate to contact Stuart Leaver BSc (Hons) MSc MRICS FAAV.

Yours faithfully,

For and on behalf of Powells

Chartered Surveyors | Land & Estate Agents | Property Consultants | Land Promotion

enquiries@powellsrural.co.uk

www.powellsrural.co.uk