

Parc Eirin Tonyrefail CF39 8WW FOR SALE

Prime development sites up
to 5.66 hectares (13.98 acres)

📍 Located adjacent
to A4093 & Ensinger

🚗 7 miles from M4
Motorway — Jct 34

🏆 Within Tier One
Grant assisted area

🏢 Commercial uses
(subject to planning)



Parc Eirin, Tonyrefail, CF39 8WW

Prime development sites up to 5.66 hectares (13.98 acres)

Parc Eirin is situated between Tonyrefail and Gilfach Goch, approximately 7 miles North of the M4 Motorway. The A4093 adjacent links to the A4119 providing excellent communication links to the M4 and Rhondda Valley. Access onto the site is directly from the roundabout on the A4093 leading to Wilfried Way. The sites are located adjacent to Ensinger.

Description

Two sites of open land. The larger 13.98 acre site being rectangular and largely flat grassed land positioned immediately opposite Ensinger.

The second smaller site of 2.56 acres is adjacent to Ensinger at the end of Wilfried Way. The site slopes steeply to the back, so will reduce the net developable area.

Planning

The site is suitable for a range of commercial employment uses, subject to planning consent.

Tenure

The site is held Freehold by Welsh Government.

Terms

Sites are available for sale subject to confirmation of the intended use and construction.



Area

**Whole Site: 6.7 hectares
(16.54 acres)**

The site is split into two net developable platforms providing the following approximate areas.

- Plot A 5.66 hectares
(13.98 acres)
- Plot B 1.04 hectares
(2.56 acres)



Plot A: 13.98 acres



Plot B: 2.56 acres

Site Conditions/ Information Pack

An information pack on services, topographical reports, site investigations are available upon request.

Services

All the plots are offered serviced with access to mains utilities. Full details on request.

Purchaser's Costs

The purchaser shall be responsible for any legal and professional fees they incur as part of any transaction.

VAT

Any price quoted is exclusive of VAT.

Viewing

Strictly via the appointed sole agent, Cooke & Arkwright.





For Enquiries Please Contact:

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Parc Eirin Tonyrefail CF39 8WW

AR WERTH

Safleoedd datblygu o'r radd flaenaf
hyd at 5.66 hectar (13.98 o erwau)

-  Wedi'i leoli ger yr
A0493 ac Ensinger
-  7 milltir o Draffordd
yr M4 — Cyffordd 34
-  O fewn ardal Grant
cymorth Haen Un
-  Defnyddiau masnachol
(yn amodol ar gynllunio)



Parc Eirin, Tonyrefail, CF39 8WW

Safleoedd datblygu o'r radd flaenaf hyd at 5.66 hectar (13.98 o erwau)

Lleolir Parc Eirin rhwng Tonyrefail a Gilfach Goch, tua 7 milltir i'r Gogledd o Draffordd yr M4. Mae cysylltiadau cyfagos yr A4093 i'r A4119 yn rhoi cysylltiadau cyfathrebu gwych i'r M4 a Chwm Rhondda. Mae mynediad i'r safle yn uniongyrchol o'r gylchfan ar yr A4093 yn arwain at Wilfried Way. Mae'r safleoedd wedi'u lleoli ger Ensinger.

Disgrifiad

Dau safle o dir agored. Mae'r safle mwyaf o 13.98 o erwau yn hirsghar ac yn dir glaswelltog gwastad yn bennaf, yn union gyferbyn ag Ensinger.

Mae'r ail safle llai o 2.56 erw ger Ensinger ar ben Wilfried Way. Mae llethr serth tuag at gefn y safle, a fydd felly'n lleihau'r ardal net ddatblygadwy.

Cynllunio

Mae'r safle yn addas ar gyfer amrywiaeth o ddefnyddiau cyflogaeth masnachol, yn amodol ar ganiatâd cynllunio.

Deiliadaeth

Mae'r safle wedi'i ddal yn Rhydd-ddaliad gan Lywodraeth Cymru.

Telerau

Mae'r safleoedd ar gael i'w gwerthu yn amodol ar gadarnhad o'r defnydd a'r gwaith adeiladu bwriadedig.



Ardal

Safle Cyfan: 6.7 hectar (16.54 o erwau)

Mae'r safle wedi'i rannu'n ddau lwyfan net datblygadwy sy'n darparu'r ardaloedd bras canlynol.

■ Plot A 5.66 hectar (13.98 o erwau))

■ Plot B 1.04 hectar (2.56 erw)



Llain A: 13.98 o erwau



Llain B: 2.56 erw

Amodau'r Safle/ Pecyn Gwybodaeth

Mae pecyn gwybodaeth am wasanaethau, adroddiadau topograffigol, archwiliadau safle ar gael ar gais.

Gwasanaethau

Caiff pob llain ei chynnig wedi'i gwasanaethu gyda mynediad i gyfleustodau. Manylion llawn ar gais.

Costau'r Prynwr

Y prynwr fydd yn gyfrifol am unrhyw ffioedd cyfreithiol a phroffesiynol a godir fel rhan o unrhyw drafodyn.

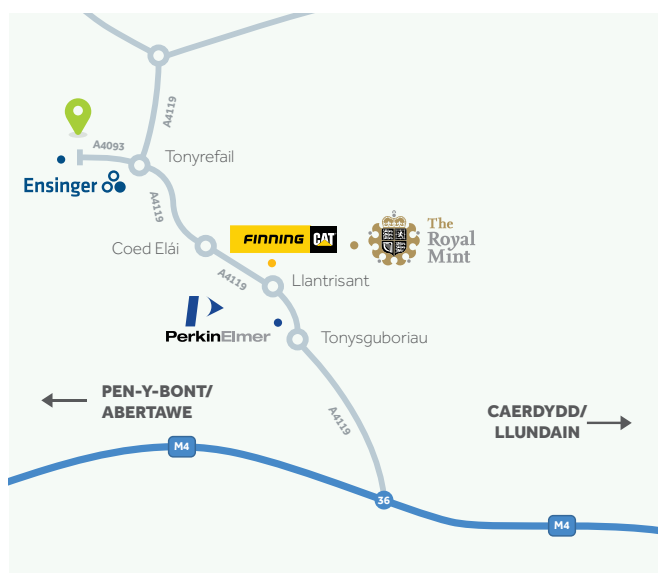
TAW

Nid yw'r prisiau a nodir yn cynnwys TAW.

Ymweld

Trwy'r unig asiant penodedig, Cooke & Arkwright.





Ar gyfer Ymholiadau, Cysylltwch Â:

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