

Parc Cybi

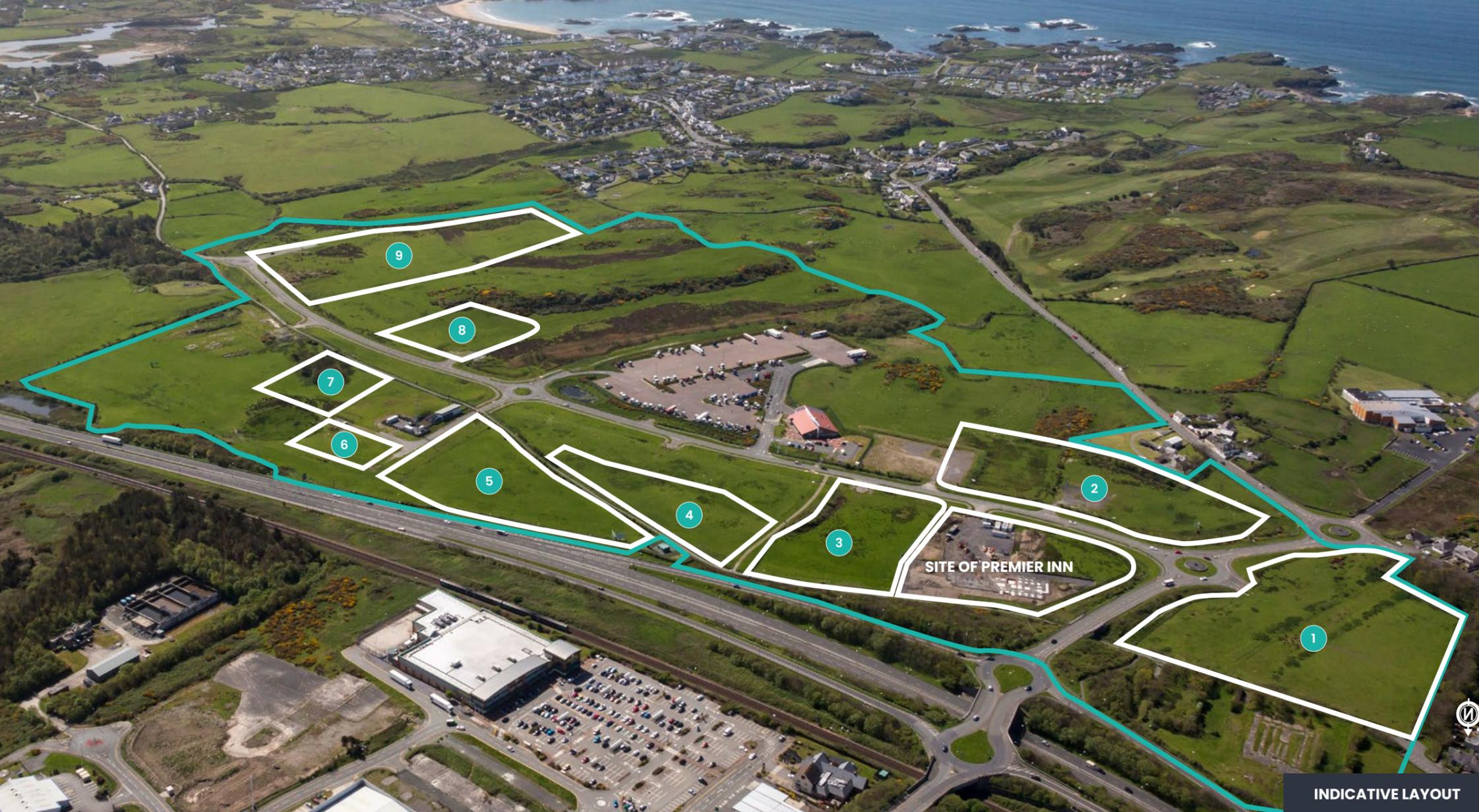
Holyhead, Anglesey LL65 2YE

**For Sale Serviced Plots From
0.3 Hectares (0.76 Acre) up to
4.45 Hectares (11 Acres)**

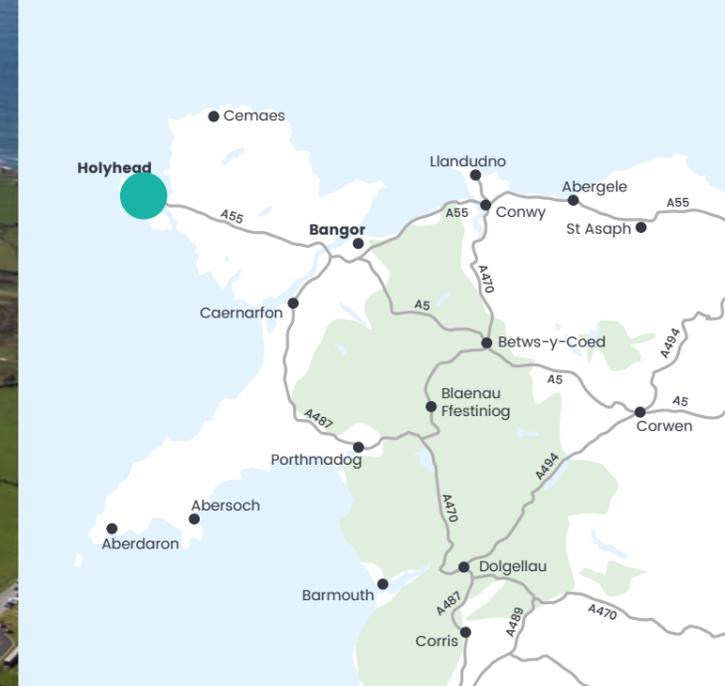
A Strategic Development Opportunity
on the Edge of Holyhead, in Close
Proximity to the Ferry Terminal



Llywodraeth Cymru
Welsh Government



INDICATIVE LAYOUT



Parc Cybi

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LOCATION

Parc Cybi is located to the south of Holyhead off J2 of the A55 North Wales expressway. Its location provides fast links across the North Wales Corridor to Deeside/Chester and the North West of England.

The major Holyhead ferry port is a short distance from the Parc and part of the logistics Ten T road network – Euro route E22.

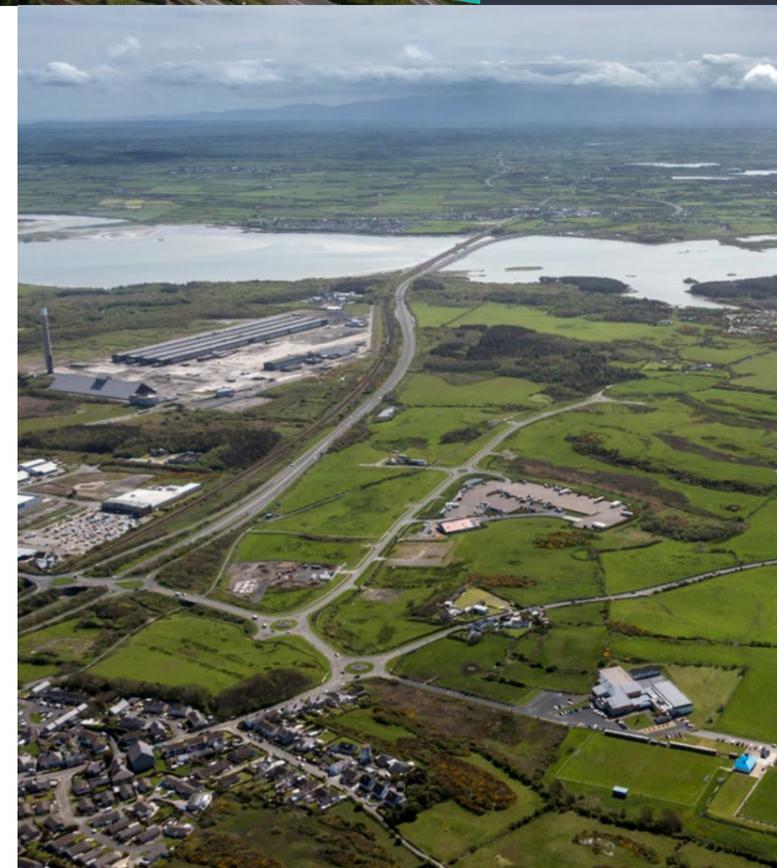
DESCRIPTION

The Parc Cybi development opportunities range from single development plots to land capable of delivering large scale schemes.

The Parc has land zoned for employment use under B1, B2, B8 use classes. An existing truck stop for 168 vehicles is located at the centre of the park and a New Premier Inn, which is under construction.

ENTERPRIZE ZONE

Anglesey Enterprize Zone status, alongside its Energy Island Programme, provides some of the highest levels of grant funding in the UK to qualifying occupiers/developers.



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SITES AVAILABLE

- | | | | |
|---|------------|---|------------|
| 1 | 4.20 Acres | 6 | Sold |
| 2 | 3.80 Acres | 7 | 1.35 Acres |
| 3 | 2.15 Acres | 8 | Sold |
| 4 | 2.00 Acres | 9 | Sold |
| 5 | 3.00 Acres | | |

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TENURE

Long leasehold – 999 years.

TERMS

The sites are available for sale subject to confirmation of design and use in accordance with the development overall masterplan.

SERVICES

All plots will have the ability to connect into the mains services. Full details on service capacities available on request.

SERVICE CHARGE

An estate service charge will be implemented to cover any common estate costs.

SITE CONDITIONS/INFORMATION PACK

Further information on the site and services available on request.

INFORMATION

All developments to comply with Welsh Government's sustainable buildings policy.



FURTHER INFORMATION

For further information contact the sole agents:



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July 2025

Design by Martin Hopkins Cardiff.

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