

Parc Cybi

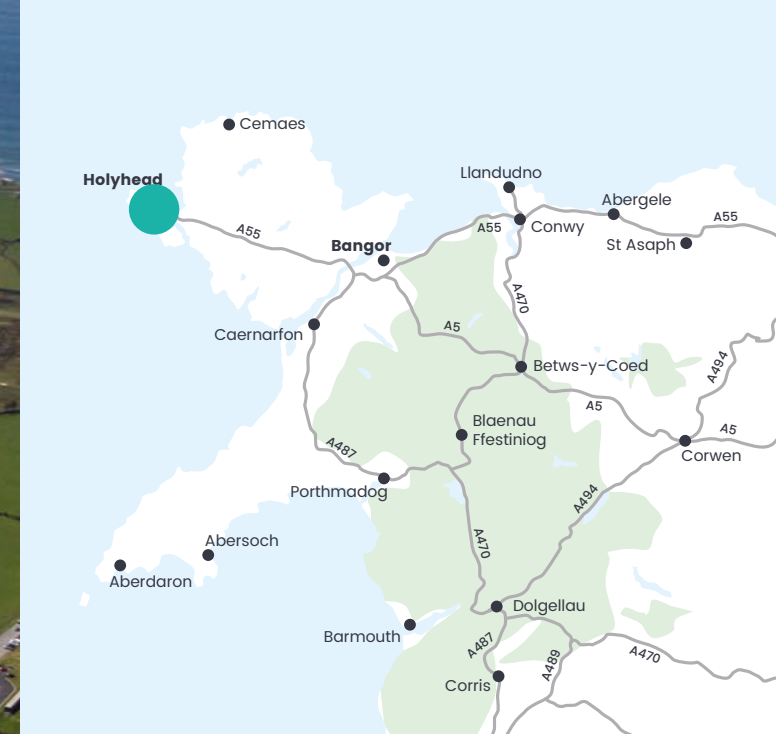
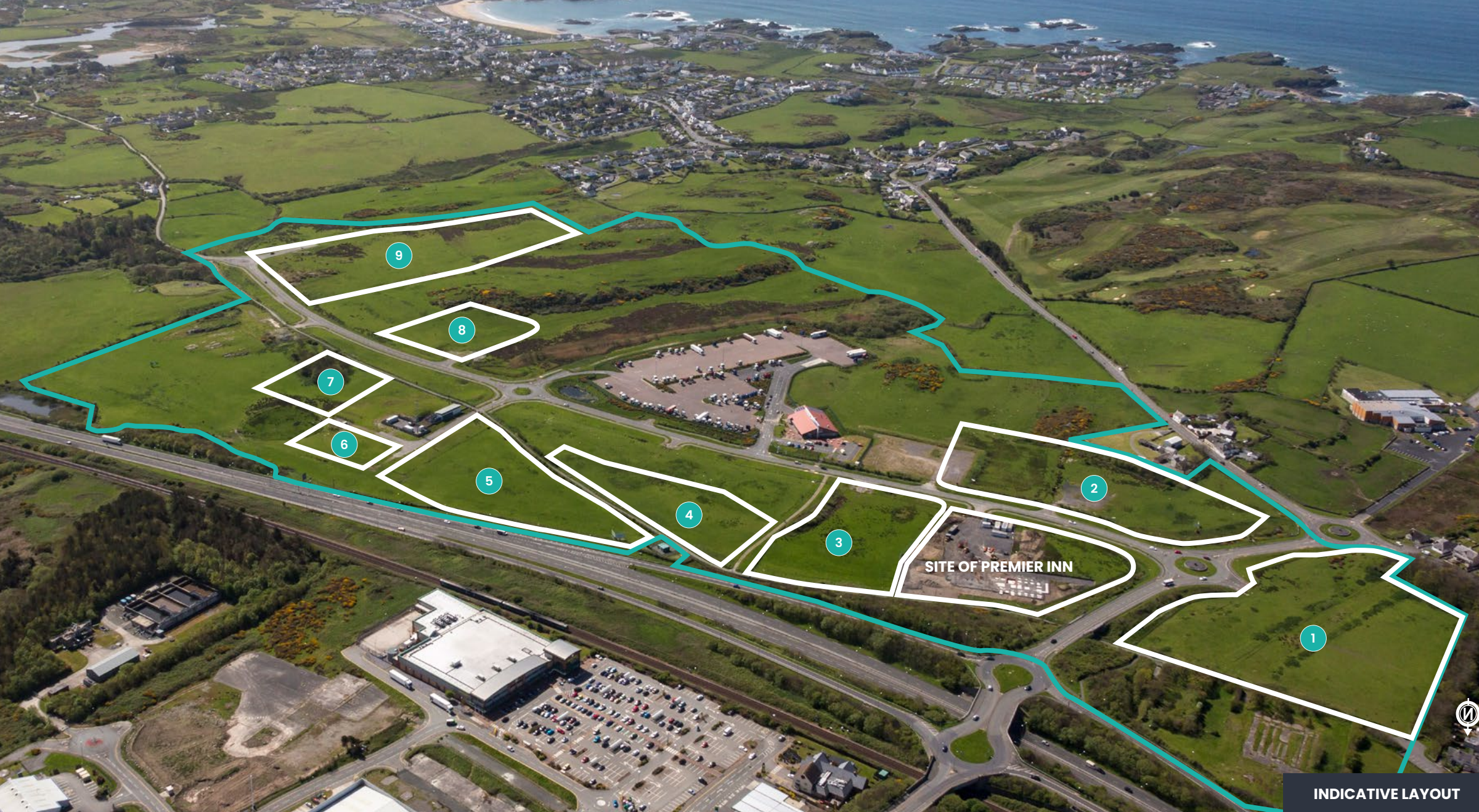
Holyhead, Anglesey LL65 2YE

**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



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.



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

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:



Ben Bolton

029 2034 6376

ben.bolton@coark.com



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July 2025

Design by Martin Hopkins Cardiff.

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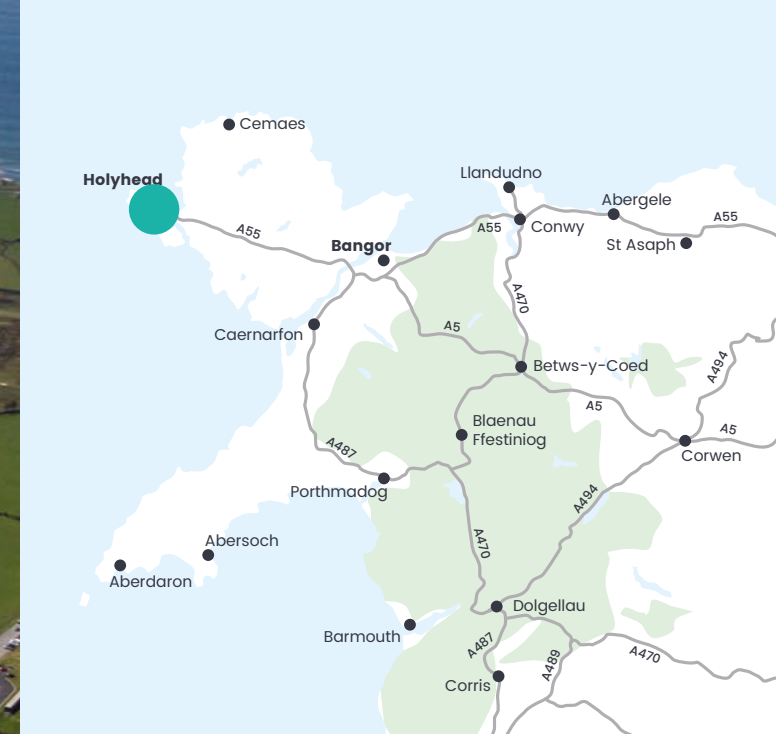
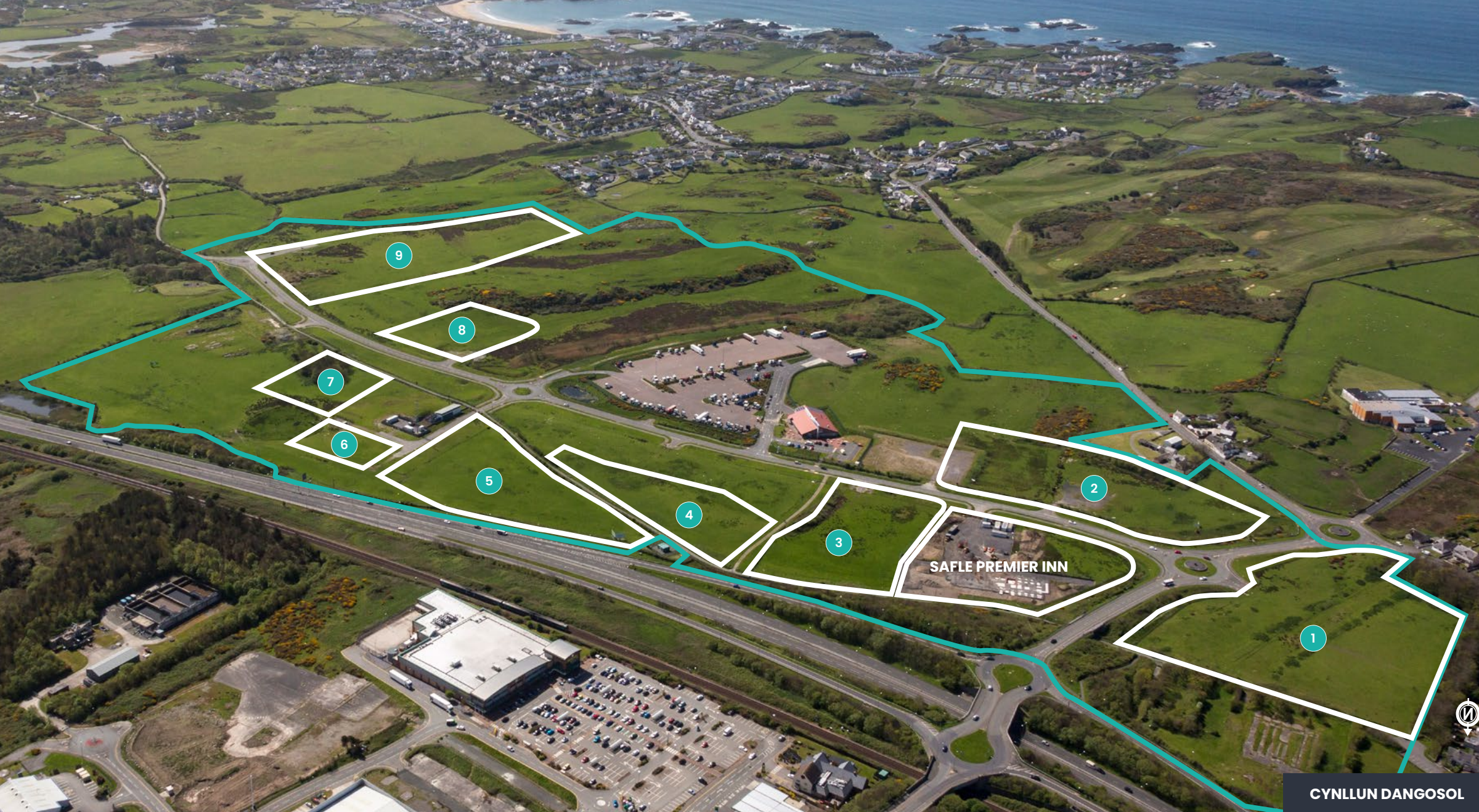
Caergybi, Ynys Môn LL65 2YE

**Ar werth – Plotiau â Gwasanaeth yn
Amrywio o 0.3 Hectar (0.76 Erw)
i 4.45 Hectar (11 Erw)**

Cyfle Datblygu Strategol ar gyrion
Caergybi, yn agos i'r Derfynfa Fferi



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Welsh Government



Parc Cybi

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LLEOLIAD

Mae Parc Cybi wedi'i leoli i'r de o Gaergybi oddi ar gyffordd 2 yr A55, gwibffordd Gogledd Cymru. Mae ei leoliad yn rhoi cysylltiadau cyflym ar draws Coridor Gogledd Cymru i Lannau Dyfrdwy/Caer a Gogledd Orllewin Lloegr.

Mae porthladd fferi mawr Caergybi bellter byr o'r Parc ac yn rhan o'r rhwydwaith ffyrdd Traws Ewropeaidd E22.

DISGRIFIAD

Mae cyfleoedd datblygu ar Barc Cybi yn amrywio o blotiau datblygu unigol i dir a allai fod yn addas ar gyfer cynlluniau graddfa fawr.

Mae gan y Parc dir mewn parthau a neilltuwyd ar gyfer defnydd cyflogaeth o dan gategorïau defnydd B1, B2, B8. Mae man aros tryciau ar gyfer 168 o gerbydau eisoes wedi'i leoli yng nghanol y Parc ac mae gwesty Premier Inn newydd yn cael ei adeiladu.

PARTH MENTER

Mae statws Parth Menter Ynys Môn, ynghyd â'r Rhaglen Ynys Ynni, yn rhoi rhai o'r lefelau uchaf o gyllid grant yn y DU i feddianwyr/datblygwyr cymwys.



Plotiau â Gwasanaeth yn Amrywio o 0.3 Hectar (0.76 Erw) i 4.45 Hectar (11 Erw)

SAFLEOEDD SYDD AR GAEL

1	4.20 Erw	6	Gwerthwyd
2	3.80 Erw	7	1.35 Erw
3	2.15 Erw	8	Gwerthwyd
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DEILIADAETH

Lesddaliad Hir – 999 o flynyddoedd.

TELERAU

Mae'r safleoedd ar gael i'w gwerthu yn amodol ar gadarnhad dyluniad a defnydd yn unol â'r uwchgynllun datblygu cyffredinol.

GWASANAETHAU

Bydd gan yr holl blotiau y gallu i gysylltu i gyfleustodau. Mae manylion llawn y galluoedd gwasanaeth ar gael ar gais.

TÂL GWASANAETH

Cyflwynir tâl gwasanaeth stad i dalu am unrhyw gostau cyffredin y stad.

AMODAU SAFLE/PECYN GWYBODAETH

Gellir cael rhagor o wybodaeth am y safle a'r gwasanaethau sydd ar gael ar gais.

GWYBODAETH

Pob datblygiad i gydymffurfio â pholisi adeiladau cynaliadwy Llywodraeth Cymru.



GWYBODAETH BELLACH

Am ragor o wybodaeth cysylltwch â'r unig asiant:



Ben Bolton

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ben.bolton@coark.com



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"Mae Cooke & Arkwright, ar eu rhan eu hunain ac ar ran gwerthwyr neu brydleswyr yr eiddo hwn y maent yn asiant ar ei gyfer, yn hysbysu'r canlynol: (i) amlinellid cyffredinol yn unig yw'r manylion hyn, fel canllaw ar gyfer darpar brynwyr neu denantiaid, ac nid ydynt yn gwntract neu'n gynnig cyfan nac yn rhan o un; (ii) ni all Cooke & Arkwright warantu cywirdeb unrhyw ddisgrifiad, dimensiynau, cyfeiriadau at gyflwr, caniatadau angenrheidiol ar gyfer defnydd a meddiannaeth a manylion eraill sydd wedi'u cynnwys yma ac ni ddylai darpar brynwyr neu denantiaid ddibynnu arnynt fel datganiad o ffaith a rhaid iddynt fodloni eu hunain parthed eu cywirdeb; (iii) nid oes gan unrhyw gyflogai Cooke & Arkwright awdurdod i wneud unrhyw ddatganiad neu rai gwarant neu lunio contract o unrhyw fath parthed yr eiddo; (iv) gall y rhenti a ddylfynnir yn y manylion hyn fod yn amodol ar TAW yn ychwanegol; (v) ni fydd Cooke & Arkwright yn atebol, o ganlyniad i esgeulustod neu fel arall, am unrhyw galled sy'n deillio o ddefnydd y manylion hyn; ac (vi) nid yw cyfeiriad at unrhyw gyfarpar, peirannau, offer, gwasanaethau, gosodladau neu ffitladau yn yr eiddo yn ddatganiad (oni nodir yn wahanol) ynglŷn â'i gyflwr neu ei fod yn gallu cyflawni'r swyddogaeth a fwriadwyd ar ei gyfer. Dylai darpar brynwyr/denantiaid fodloni eu hunain ynglŷn â pha mor addas yw eitemau o'r fath ar gyfer eu gofynion."

Gorffennaf 2025

Dylunio gan Martin Hopkins Caerdydd.

029 2046 1233 info@martinhopkins.co.uk martinhopkins.co.uk

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