



Parc Eirin Development Plots

Tonyrefail, CF39 8JQ

Prime Development Sites For Sale

3.38 Acres
(1.37 Hectares)

- Prime development sites
- Suitable for a range of commercial employment uses, subject to planning consent.
- £150,00 per acre
- Excellent Road Connectivity
- Serviced land plots
- Development Opportunities

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Summary

Available Size	3.38 Acres
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The site of 13.98 acres comprises an open parcel of land of rectangular and largely flat grassed land positioned immediately opposite Ensinger. The remaining plot is suitable for a range of commercial employment uses, subject to planning consent.

The plots have the ability to connect into mains services. Details available on request.

There is one plot remaining (Plot 2A) measuring 3.38 acres. The sites are allocated for employment uses B1, B2, B8. All new development will be subject to appropriate planning permission, dependent upon intended use.

Location

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 site is in close proximity to the retail and commercial districts of Pontyclun, Llantrisant and Talbot Green with substantial occupiers including the Royal Mint, Perkin Elmer, Finnings and Sigma Kitchens.

Tenure

Long leasehold from Welsh Government for a term of 999 years lease which will include service charge, provision for the maintenance of the common parts of the business park payable to the Welsh Government or its managing agent.

Sustainable Development Policy

The buyer is to comply with Welsh Government's Sustainability Policy for the proposed development. Details available on request.

Accommodation

- Plot 2A – 3.38 Acres – Available
- Plot 2B – 3.75 Acres – Under Offer



Viewing & Further Information



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Lleiniau Datblygu Parc Eirin, Tonyrefail, CF39 8JQ

Safleoedd Datblygu Dethol Ar Werth

**3.38 Erw
(1.37 Hectar)**

- Safleoedd datblygu dethol
- Addas ar gyfer ystod o ddefnyddiau cyflogaeth masnachol, yn amodol ar ganiatâd cynllunio.
- £150,000 yr erw
- Cysylltiadau Ffordd Ardderchog
- Lleiniau tir â chyfleustodau
- Cyfleoedd Datblygu

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Crynodeb

Maint sydd ar gael	3.38 Erw
Pris	£150,000 yr erw
Treth ar Werth (TAW)	Yn berthnasol
Ffioedd Cyfreithiol	Pob parti i dalu ei gostau ei hun.

Disgrifiad

Mae'r safle 13.98 erw yn cynnwys parcel agored o dir glaswelltog, hirsgwar a gwastad i raddau helaeth, sydd wedi'i leoli yn union gyferbyn ag Ensinger. Mae'r llain sy'n weddill yn addas ar gyfer ystod o ddefnyddiau cyflogaeth masnachol, yn amodol ar ganiatâd cynllunio.

Mae gan y lleiniau y gallu i gysylltu â'r prif gyfleustodau. Manylion ar gael ar gais. Mae un llain yn weddill (Llain 2A), sy'n mesur 3.38 erw. Mae'r safleoedd wedi'u dyrannu ar gyfer defnyddiau cyflogaeth B1, B2 a B8. Bydd yr holl ddatblygiadau newydd yn amodol ar ganiatâd cynllunio priodol, yn dibynnu ar y defnydd a fwriedir.

Lleoliad

Mae Parc Eirin wedi'i leoli rhwng Tonyrefail a Gilfach Goch, tua 7 milltir i'r gogledd o draffordd yr M4. Mae'r A4093, sydd gerllaw, yn cysylltu â'r A4119, gan ddarparu cysylltiadau rhagorol â'r M4 a Chwm Rhondda. Mae mynediad i'r safle yn uniongyrchol o'r gylchfan ar yr A4093, sy'n arwain at Wilfried Way.

Mae'r safle yn agos at ardaloedd manwerthu a masnachol Pont-y-clun, Llantrisant a Thonysguboriau, gyda meddianwyr o bwys sy'n cynnwys y Bathdy Brenhinol, Perkin Elmer, Finnings a Sigma Kitchens.

Y Gofod

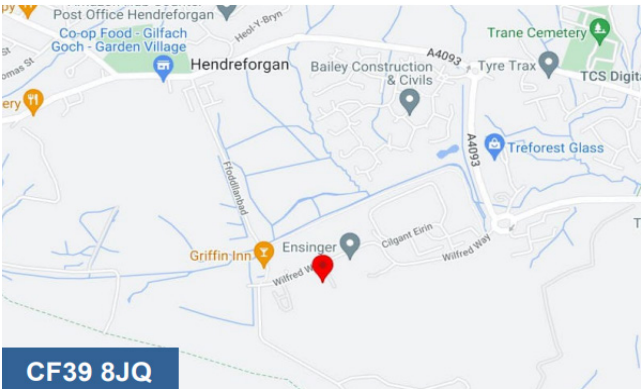
Enw	Maint	Pris	Argaeledd
Tu allan – Llain 2A	3.38 Erw	£507,000	Ar gael
Tir – Llain 2B	3.75 Erw	£562,500	Dan Gynnig

Deiliadaeth

Lesddaliad hir gan Lywodraeth Cymru am gyfnod o 999 mlynedd, a fydd yn cynnwys tâl gwasanaeth a darpariaeth ar gyfer cynnal a chadw rhannau cyffredin y parc busnes, sy'n daladwy i Lywodraeth Cymru neu ei hasiant rheoli.

Polisi Datblygu Cynaliadwy

Rhaid i'r prynwr gydymffurfio â Pholisi Cynaliadwyedd Llywodraeth Cymru ar gyfer y datblygiad arfaethedig. Manylion ar gael ar gais.



Ymweliadau a Mwy o Wybodaeth



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