

FOR SALE

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**Land at Heol
West Plas,**
Coity, Bridgend
CF71 7AE

**STRATEGICALLY POSITIONED
DEVELOPMENT LAND**

1.49 Acres - 3.04 Acres

 **Cooke & Arkwright**

LOCATION

The land is located adjacent to Heol West Plas on Brackla Industrial Estate, approximately 3 miles North of Bridgend Town Centre. The site benefits from excellent access to the South Wales Road Network, approximately 1.3 miles from Junction 36 of the M4 Motorway which provides direct access to Swansea, Cardiff and Bristol.

Brackla is an established commercial location in South Wales, with surrounding industrial estates including Bridgend Industrial Estate, Waterton Point and Ewenny Industrial Estate.

DESCRIPTION

The property is strategically positioned on the outskirts of Brackla Industrial Estate, adjoining the newly completed Heol West Plas bypass, offering significant development potential and visibility.

The site is split into two distinct parcels, offering development opportunities from 1.49 acres - 3.04 acres.

PLANNING

Eastern Parcel of 1.55 Acres

Full planning details approved for:

- Class D1
- Two B1/B8 units (light industrial/warehouse)
- Two A1/A3 units (retail or café)

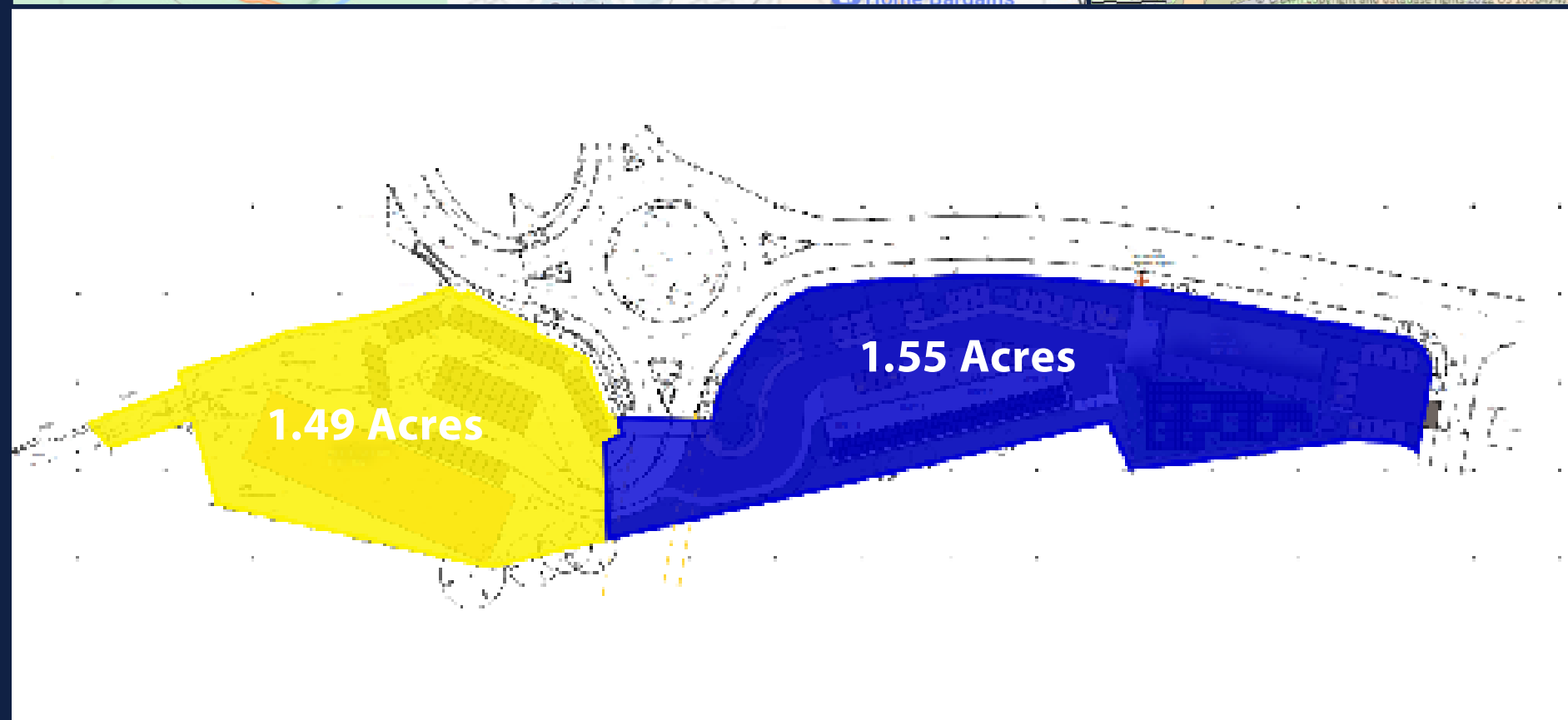
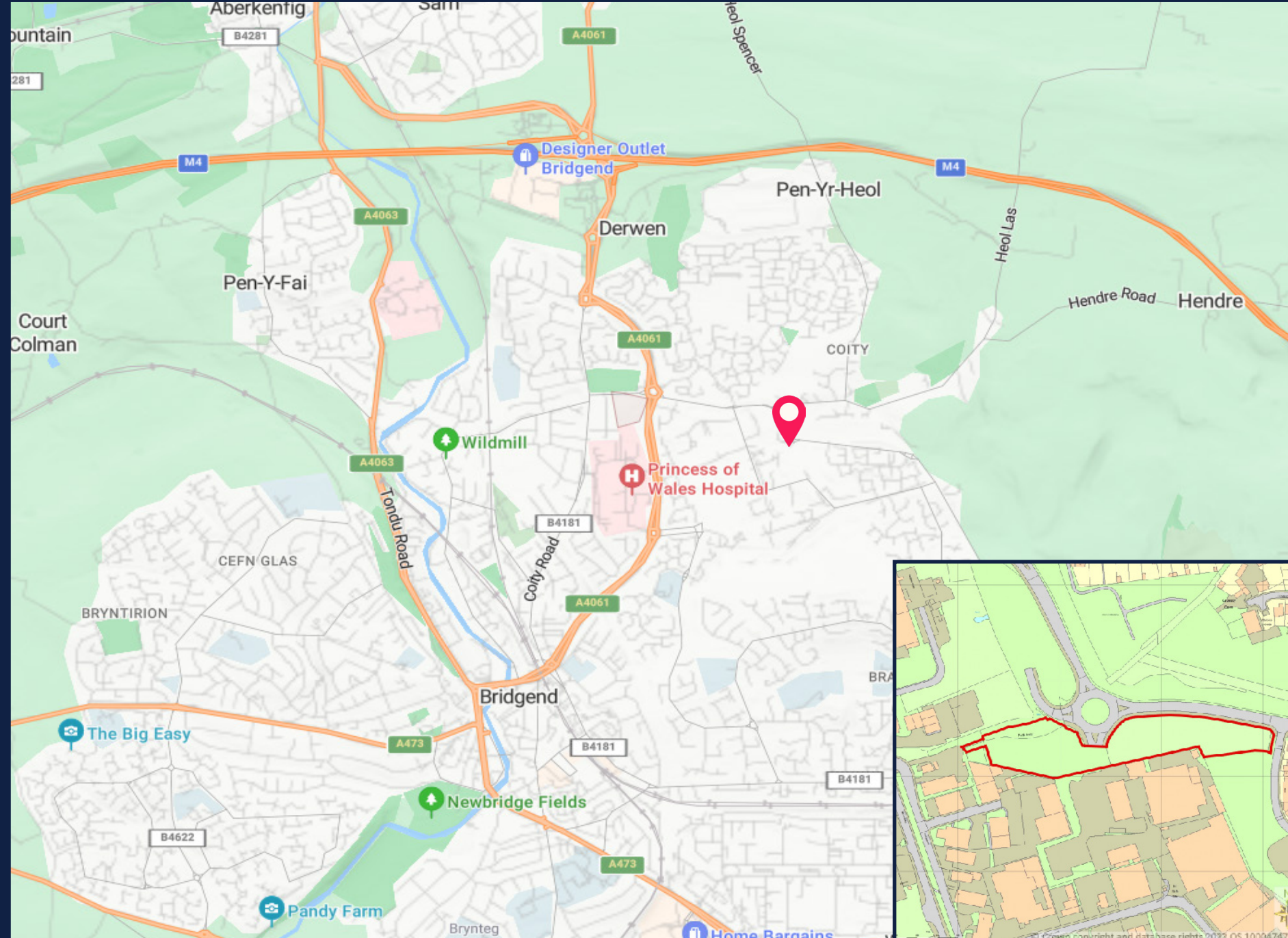
Inclusive of supporting infrastructure: car parking, dedicated access, and comprehensive landscaping across the entire parcel.

Clear planning status provides immediate opportunity and development certainty.

Western Parcel of 1.49 Acres

An adaptable parcel located west of the main access.

Outline consent granted for B1/B2/B8 use. Offers developer or end-user flexibility for a variety of commercial uses, subject to detailed consent.



VAT

VAT will be payable in addition to the sale price.

LEGAL COSTS

All parties to be responsible for their own costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

VIEWINGS

Viewing through sole agents Cooke & Arkwright.



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