

Parc Coed-Elái

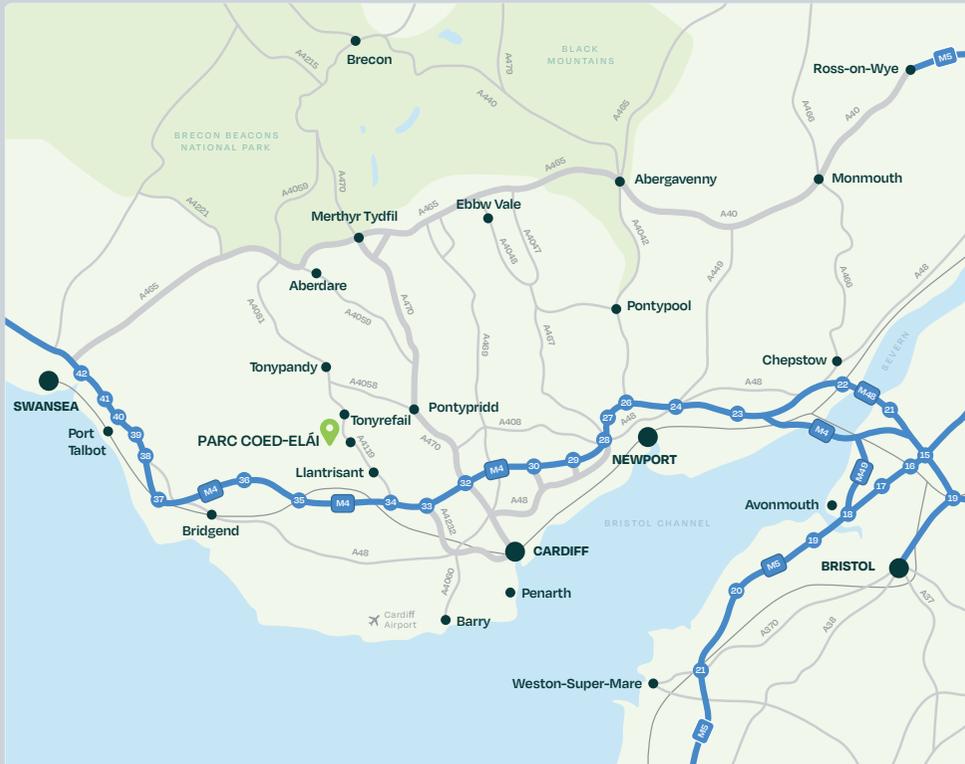
FOR SALE

Development Plots
Coed Ely, Tonyrefail
CF39 8FR



Fully Serviced Development Plots

- > Strategic employment site in close proximity to the M4 Motorway & adjacent to the improved A4119
- > A range of plot sizes available with outline planning consent for use classes B1 , B2 and B8
- > Plots available from 1.45 acres to 4.92 acres



Travel Times

	Car
Cardiff	35m
Swansea	53m
Bristol	1h13m
Birmingham	2h21m
London	3h21m

Location

The Parc Coed-Elái development plateaus occupy a prominent location adjacent to the A4119 which is undertaking significant improvement works which are due to complete Q2 2025. The site is 4.5 miles from junction j34 of the M4 motorway. The M4 motorway provides onwards travel to Swansea to the West and Cardiff, Bristol and London to the East.

Pontyclun train station is 3 miles to the south of Parc Coed-Elái via the A4119 and has regular services to Cardiff Central Station which has connections to London, the Midlands and West. Parc Coed-Elái is located to the north of Llantrisant and South of Tonyrefail and the Rhondda Valley. The location has a well established history of manufacturing and logistics and a strong pool of workers can be found in the surrounding locality. Llantrisant Business Park is found to the south of the site with substantial occupiers including the Royal Mint, Perkin Elmer, Finnings and Sigma Kitchens.





Description

On behalf of Welsh Government, Cooke and Arkwright are pleased to be marketing the strategic employment sites at Parc Coed-Elái. The Parc Coed-Elái site consists of 4 level land plateaus which can provide development opportunities from 1.45 acres.

The Welsh Government have undertaken significant infrastructure works providing a spine road and access points to the individual plots with services running to the boundary.

Availability

Plot	Acres		Availability
	Total	Developable	
1	1.45	1.45	Available
2	4.32	3.06	Available
3	2.15	1.76	Occupied - Mallows Distillery
4	1.21	1.21	Sold
5	2.32	2.15	Available
6	5.16	4.92	Available
7	2.92	2.80	Under Offer
8	2.51	2.43	Available
9	2.72	2.65	Available
10	3.41	3.35	Available
11	3.35	3.28	Available

* Plots 8, 9 and 10 could provide a level plot of c.8.43 developable acres



To view drone footage please [click here](#)

Demographic Stats



Population

- > Tonyrefail: **11,445**
- > Rhondda Cynon Taf: **240,131**
- > Wales: **3.17 million**



Unemployment

- > Rhondda Cynon Taf: **3.9%**
- > Wales: **5.2%**
- > UK: **5.4%**



Average Weekly Earnings

- > Rhondda Cynon Taf: **£613.80**
- > Cardiff Region: **£676.40**
- > UK: **£682**

Tenure

The plots are available for sale on a Long Leasehold basis from the Welsh Government for a term of 999 years.

Quoting Price

£150,000 per acre plus VAT.

Welsh Government Sustainable Building Standards

All developments will be required to build to Welsh Government's sustainable building standards.

Additional details are available on request.

Development Information Pack

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

Planning

The site is allocated for employment uses within the Local Development Plan.

The development has outline planning consent for B1, B2 & B8 uses.





Contact

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Services

All plots will have the ability to connect into electric, gas, water and mains drainage.

Service Charge

The client reserves the right to include a service charge provision for the maintenance of the common parts of the business park payable to the Welsh Government or its managing agents.

Purchasers 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 & Further Information

Strictly via the appointed sole agent, Cooke & Arkwright.