

FOR SALE

On behalf of

Waterton Park Bridgend

CF31 3BF



Llywodraeth Cymru
Welsh Government



6 hectares (15 acres) gross

2.36 hectares (5.83 acres) net developable area

Development site immediately available in established commercial location
in close proximity to Junction 35 of the M4 Motorway.

Location

The site is situated on Waterton Park, Bridgend, which is a well established and popular commercial location approximately 2 miles east of Bridgend town centre.

Bridgend benefits from excellent communications from the M4 motorway with access via Junctions 35 and 36. The estate is situated 2 miles west of Junction 35 of the M4, and accessed via the A473 dual carriageway.

Occupiers within the area include Lidl, Ford, Biomet, SAS International and Hermes.

Description

The site comprises a level parcel of land with a net developable area of 2.36 hectares (5.83 acres) and is accessed via a newly created entrance from either the Waterton Industrial Estate direction or the A48.

Planning

The site is currently within an area zoned for Employment Uses with a specific focus on B1, B2 and B8 uses.

Tenure

The site is available on a freehold basis.

Terms

The site is available for sale for the construction of suitable buildings to an agreed standard.

Price

On Application.

Please note that the price is subject to an open market valuation upon disposal and VAT is applicable.

Services

The site will have the ability to connect into electric, gas, water and mains drainage. A services plan is available upon request.



Plans are for identification purposes only. Not drawn to scale.



Information Pack

Full information on services, topographical surveys, ground investigations, site investigations are available upon request.

Viewing / Further Information:

Please contact sole agents Knight Frank:

Neil Francis

029 2044 0147

neil.francis@knightfrank.com



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