

FOR SALE

Waterton Park Bridgend

CF31 3BF

On behalf of



Llywodraeth Cymru
Welsh Government



6 hectares (15 acres) gross

2.36 hectares (5.83 acres) net developable area

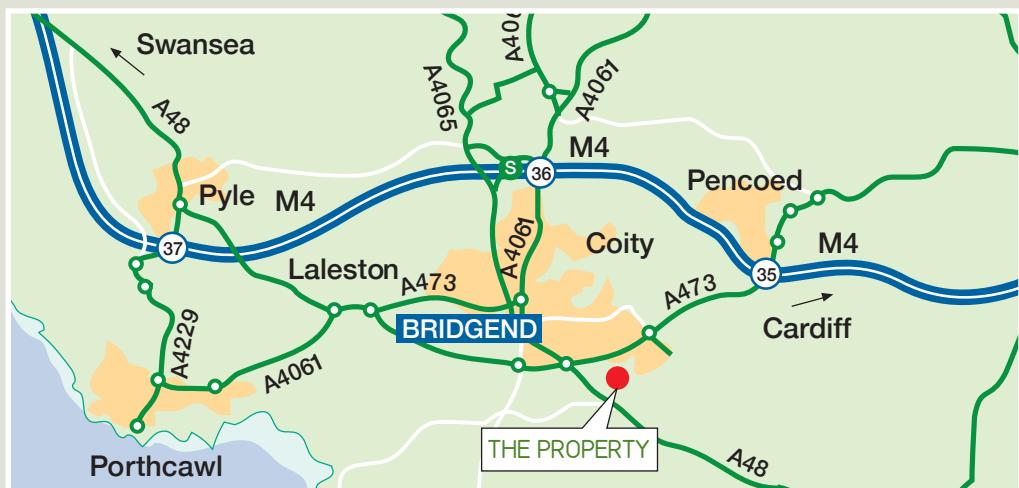
Development site immediately available in established commercial location
in close proximity to Junction 35 of the M4 Motorway.

Location

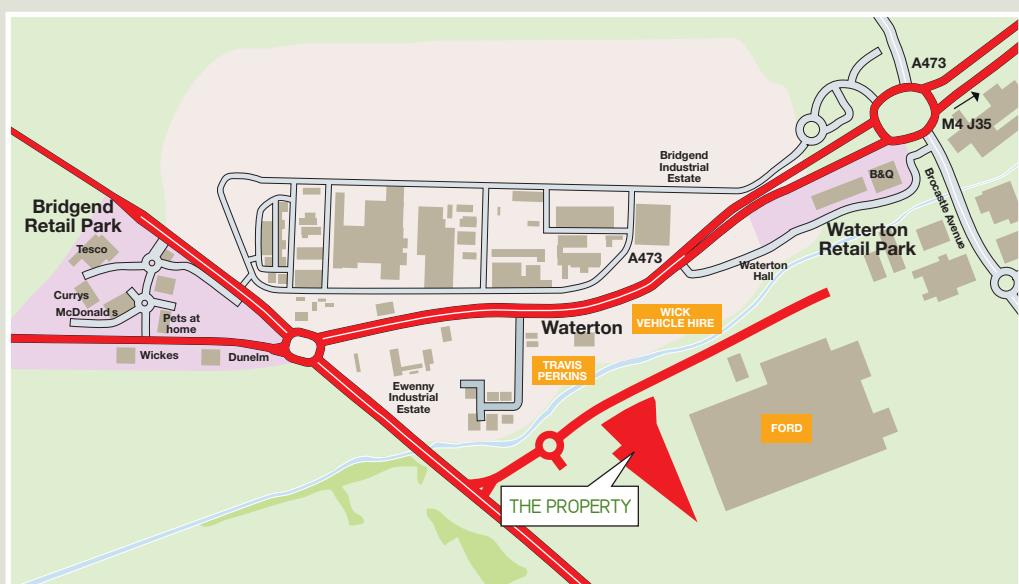
The site is situated on Waterton Park, Bridgend, which is a well established and popular commercial location approximately 2 miles east of Bridgend town centre.

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.



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



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.

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

On behalf of



Knight Frank for themselves and for the vendor/lessor of this property whose agents they are give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Knight Frank for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Knight Frank nor any person in their employment has any authority to make or give any representation/ warranty whatsoever in relation to this property or any services. 5. All terms are quoted exclusive of VAT unless otherwise stated.

AR WERTH

Ar ran



Llywodraeth Cymru
Welsh Government

Parc Waterton Pen-y-bont ar Ogwr

CF31 3BF



6 hectar (15 erw) gros

2.36 hectar (5.83 erw) o arwynebedd datblygadwy net

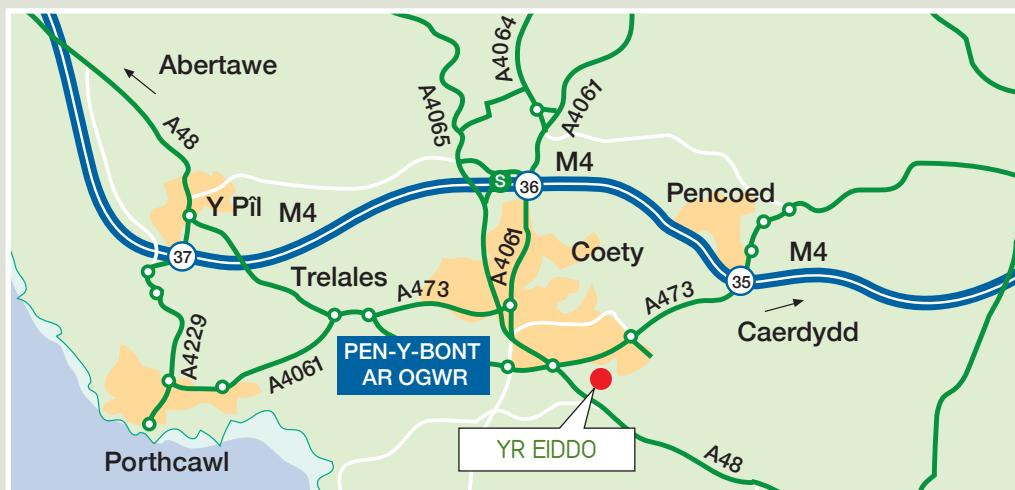
Ardal ddatblygu ar gael ar unwaith mewn lleoliad masnachol sydd wedi'i hen sefydlu yn agos at Gyffordd 35 traffordd yr M4.

Lleoliad

Mae'r safle wedi'i leoli ym Mharc Waterton, Pen-y-bont ar Ogwr, sy'n lleoliad masnachol wedi'i hen sefydlu a phoblogaidd tua 2 filltir i'r dwyrain o ganol tref Pen-y-bont ar Ogwr.

Mae gan Ben-y-bont ar Ogwr gysylltiadau rhagorol o draffordd yr M4 gyda mynediad o Gyffyrrd 35 a 36. Mae'r ystâd wedi'i lleoli 2 filltir i'r gorllewin o Gyffordd 35 yr M4, a gellir ei chyrraedd ar hyd ffordd ddeul yr A473.

Ymhlieth meddianwyr y safle mae Lidl, Ford, Biomet, SAS International a Hermes.



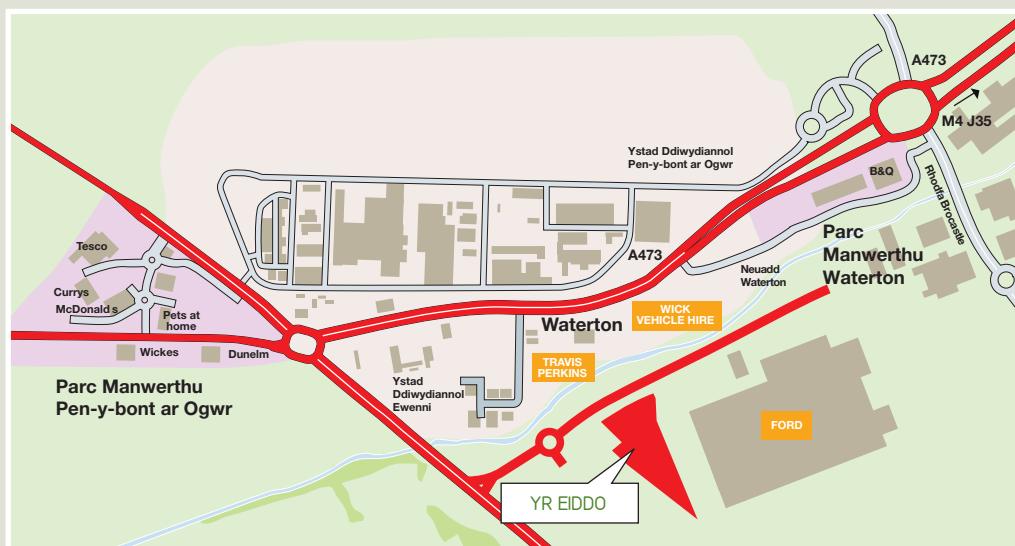
Ar gyfer dibenion adnabod yn unig y mae'r cynlluniau. Nid ydynt wedi eu lluniadu i raddfa.

Disgrifiad

Mae'r safle yn cynnwys parsel gwastad o dir gydag arwynebedd datblygadwy net sy'n mesur 2.36 hectar (5.83 erw) a gellir ei gyrraedd drwy fynedfa sydd newydd ei chreu naill ai o gyfeiriad Ystad Ddiwydiannol Waterton neu'r A48.

Cynllunio

Ar hyn o bryd mae'r safle mewn ardal sydd wedi'i dynodi'n barthau ar gyfer Defnydd Cyflogaeth, gyda ffocws penodol ar ddefnydd B1, B2 a B8.



Deiliadaeth

Mae'r safle ar gael ar sail rhydd-ddeiliadaeth.

Telerau

Mae'r safle ar gael i'w werthu ar gyfer codi adeiladau addas at safon a gytnir.

Pris

Ar gais.

Noder bod y pris yn amodol ar brisiad marchnad agored pan y'i gwaredir ac mae TAW yn daladwy.

Gwasanaethau

Bydd gan y safle y gallu i gysylltu i wasanaethau trydan, nwy, dŵr a phrif gyflenwad carthffosiaeth. Mae cynllun gwasanaethau ar gael ar gais.

Pecyn Gwybodaeth

Mae gwybodaeth lawn am wasanaethau, arolygon topograffaid, ymchwiliadau tir, ymchwiliadau safle ar gael ar gais.

Ymweliadau / Gwybodaeth Bellach

Cysylltwch â'r unig asiant Knight Frank:

Neil Francis

029 2044 0147

neil.francis@knightfrank.com

Ar ran



Mae Knight Frank, ar ei ran eu hun ac ar ran gwerthwr/prydlesydd yr eiddo hwn y mae'n asiant ar ei gyfer, yn hysbysu'r canlynol:

1. Nid yw'r manylion hyn yn ffurio unrhyw ran o gynnig neu contract. 2. Gwnir yr holl ddatganiadau sydd wedi'u cynnwys yn y manylion hyn heb gyfrifoldeb ar ran Knight Frank ar gyfer y gwerthwr/prydlesydd ac ni ddyli'd dibynnu ar unrhyw beth yn y manylion hyn fel datganiad o ffaith. 3. Rhaid i unrhyw brynnwr neu brydlesydd fodloni ei hun, drwy archwiliad neu fel arall, parthed cywirdeb pob un o'r datganiadau sydd wedi'u cynnwys yn y manylion hyn. 4. Nid yw'r gwerthwr/prydlesydd yn gwneud neu'n rhoi, ac nid oes gan Knight Frank nac unrhyw unigolyn yn ei gyflogaeth yr awdurdod i wneud neu roi, unrhyw ddatganiad/sicrwydd o gwbl parthed yr eiddo hwn neu unrhyw wasanaethau. 5. Nid yw'r telerau a ddifynnir yn cynnwys TAW oni bai y nodir yn wahanol.