

# **For Sale**



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

### Parc Eirin Development Plots, Tonyrefail, CF39 8JQ

#### **Summary**

Available Size	3.38 Acres
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.

#### Accommodation

Name	Size	Tenure	Price	Availability
Outdoor - Plot 2A	3.38 Acres	For Sale	£507,000(£150,000 per acre)	Available

#### Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

#### 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.







### Viewing & Further Information



Ben Bolton 02920 346376 ben.bolton@coark.com

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.co

Cooke & Arkwright 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 Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will 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 Cooke & Arkwright 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 quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited. Generated on 22/07/2024