



## 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

<b>Available Size</b>	3.38 Acres
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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

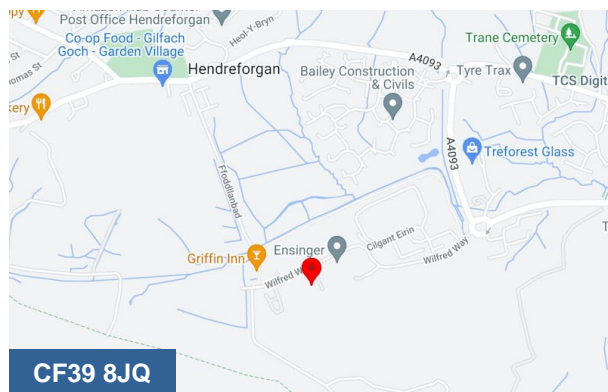
Strictly by appointment with sole agents Cooke & Arkwright.

## 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