



Coed Ely, Service Development Plots

Coed Ely, Tonyrefail, CF39 8BL

Serviced Development Plots

2.15 to 11.23 Acres

(0.87 to 4.54 Hectares)

- Prominent service development plots (B1, B2 & B8)
- Excellent road connectivity.
- Development opportunities
- Guide price £150,000 per acre
- Outline Planning for Commercial Uses B1, B2, B8

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Summary

Available Size	2.15 to 11.23 Acres
Service Charge	The client reserves the right to include a service charge provision for the maintenance of the common parts of the business park.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The site comprises an open parcel of land which is mainly flat spread over several different levels. Significant infrastructure work has been undertaken across the site to provide a spine road and access points to the individual plots. The plots have the ability to connect into mains services. Details available on request.

There is one plot remaining (Plot 11) measuring 3.28 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

Coed Ely is prominently situated between Llantrisant and Tonyrefail, 4.5 miles to the North of Junction 34 of the M4 Motorway. Access onto the site is directly from a roundabout on the A4119 which runs to the Eastern side of the site.

The area is a popular and established commercial location, Llantrisant Business Park is found to the South of the site with substantial occupiers including the Royal Mint, Perkin Elmer, Finnings and Sigma Kitchens.

Continuing south and you will reach the commercial districts of Pontyclun and Talbot Green.

Accommodation

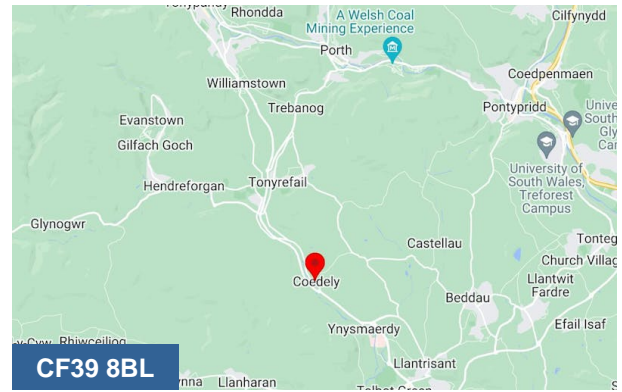
Name	Size	Price	Availability
Outdoor - Plot 5	2.15 Acres	£322,500 (£150,000 per acre)	Under Offer
Outdoor - Plot 7	2.80 Acres	£420,000 (£150,000 per acre)	Available
Outdoor - Plot 8	2.43 Acres	£365,000 (£150,000 per acre)	Available
Outdoor - Plot 9	2.65 Acres	£397,500 (£150,000 per acre)	Available
Outdoor - Plot 10	3.35 Acres	£502,500 (£150,000 per acre)	Available
Outdoor - Plot 11	3.28 Acres	£495,000 (£150,000 per acre)	Available

Sustainable Development Policy

The buyer is to comply with Welsh Government's Sustainability Policy for the proposed development. Details available on request.

Tenure

The plots are available for sale on a Long Leasehold basis from the Welsh Government for a term of 999 years for the construction of suitable buildings, to an agreed standard and confirmation of the intended use.



Viewing & Further Information



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