

24.37 hectares (60.23 acres) gross

Property Highlights

- Freehold land for sale from 1.30 ha (3.21 acres), available as a whole or in part.
- Site of the former Llynfi power station.
- Access to J36 of M4 and Bridgend, 4.50 miles and 6.50 miles (respectively) to the south.
- Adjacent to WEPA UK Limited premises.
- Substation located on site (not within title ownership)
- Former (now lapsed) planning permission for a 25MW electric output biomass power station.
- Suitable for a range of potential uses, subject to obtaining the relevant planning permission.

For more information, please contact:

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Former Llynfi Power Station

BRIDGEND, CF34 9RS

Location

The site is located 6.50 miles to the north of Bridgend via the A4063 (Maesteg Road). Junction 36 of the M4 is located 4.50 miles to the south of the site. The site fronts in part onto the A4063 with road access leading to / from the same via a bridge link over the rail line. The site is bordered by the Llynfi River to the immediate north.

WEPA UK Limited, who operate a facility for the production of toilet paper and kitchen towels (and who are currently undertaking a significant investment in their Bridgend site to increase production capacity) are located to the immediate west of the site.

Description

The site was formerly the location of the Llynfi Power Station, which was decommissioned in 1977 and ultimately demolished.

The site consists of a broadly level parcel of land to the north of the A4063, amounting to approximately 15.78 ha (39 acres) gross, located between the Llynfi River (to the immediate north) and the railway line to the south. The land is unserviced and condition comprises a mix of cleared and more densely vegetated areas (moving east, away from the former power station footprint). There remains the presence of waste wood on part of the site. The remainder of the site, some 8.59 ha (21.23 acres), again unserviced, extends south from the A4063 and consists of a more densely vegetated parcel of land.

The site formerly benefitted from a rail link leading into the site albeit this is no longer in situ and would require an interested party to determine whether this would be feasible to reinstate. There is a WPD substation located on site, to the north of the A4063, accessed via the bridge link.

Planning

Under the Bridgend County Borough Council Local Development Plan (2006-2021) the site is (in the majority) allocated under ENV17 (Renewable Energy and Low/Zero Carbon Technology). At such sites, the Council will encourage major development proposals to incorporate schemes which generate energy from renewable and low/zero Carbon technologies. This particular site is allocated for biomass technologies.

Under the emerging replacement Local Development Plan (yet to be implemented, covering the period 2018-2033), the site is without specific allocation.

The site formerly had a full planning permission granted (in 2011) for a biomass power station of 25MW electric output. The planning was ultimately never implemented.

Interested parties are advised to seek their own planning advice and for any planning related queries should contact the Local Authority:

developmentplanning@bridgend.co.uk

Tel: 01656 643643.

Services

A desktop utility search has been undertaken by Cornerstone Projects Limited for the purposes of marketing. A full copy can be made available to interested parties on request.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information.

Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

Former Lynfi Power Station BRIDGEND, CF34 9RS

Tenure

The property is available on a freehold basis, either as a whole or in part.

Quoting Terms

Upon application.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

VAT

VAT will be charged on all costs.

Viewing / Additional Information

For further information, please contact the sole agents:

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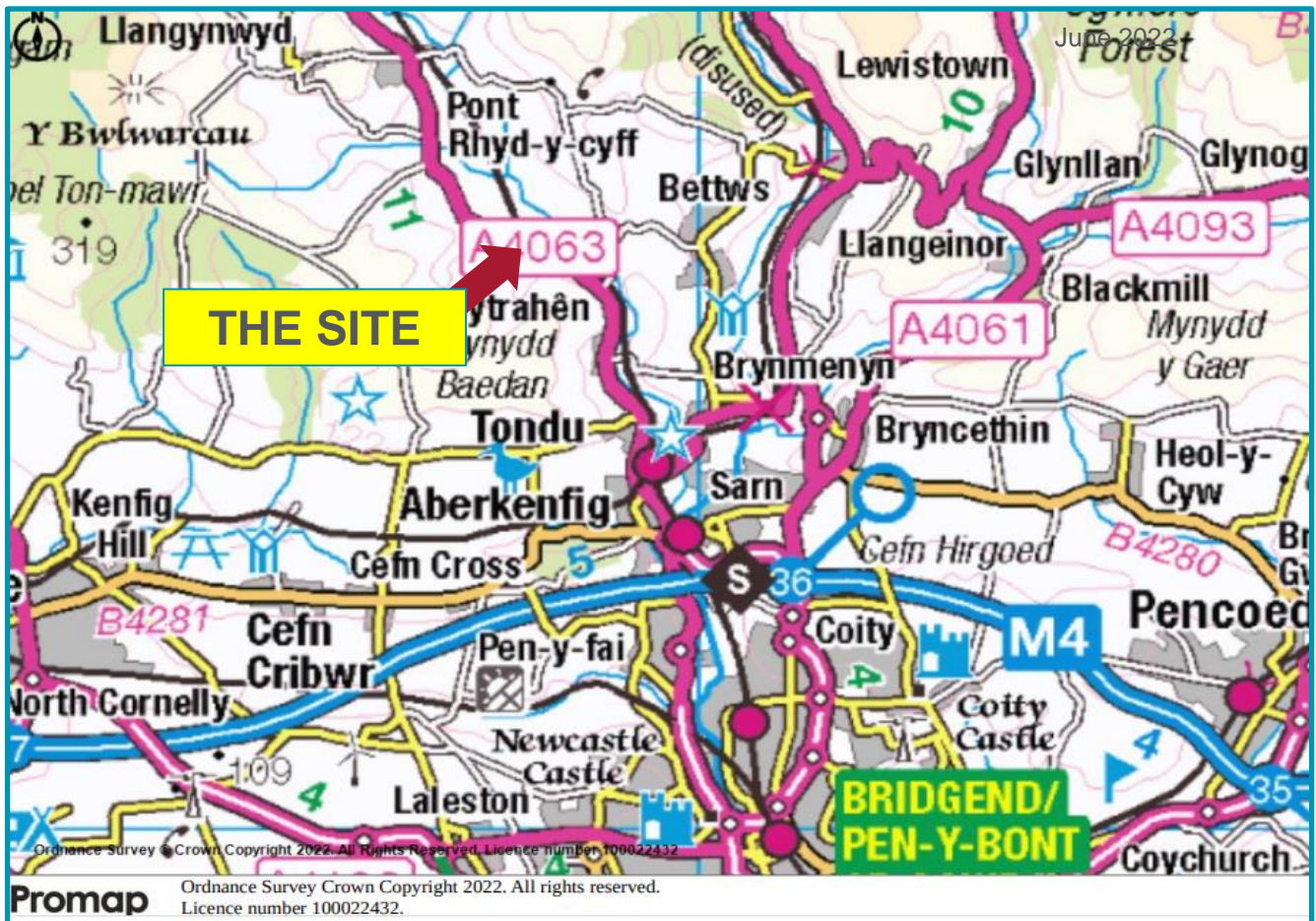
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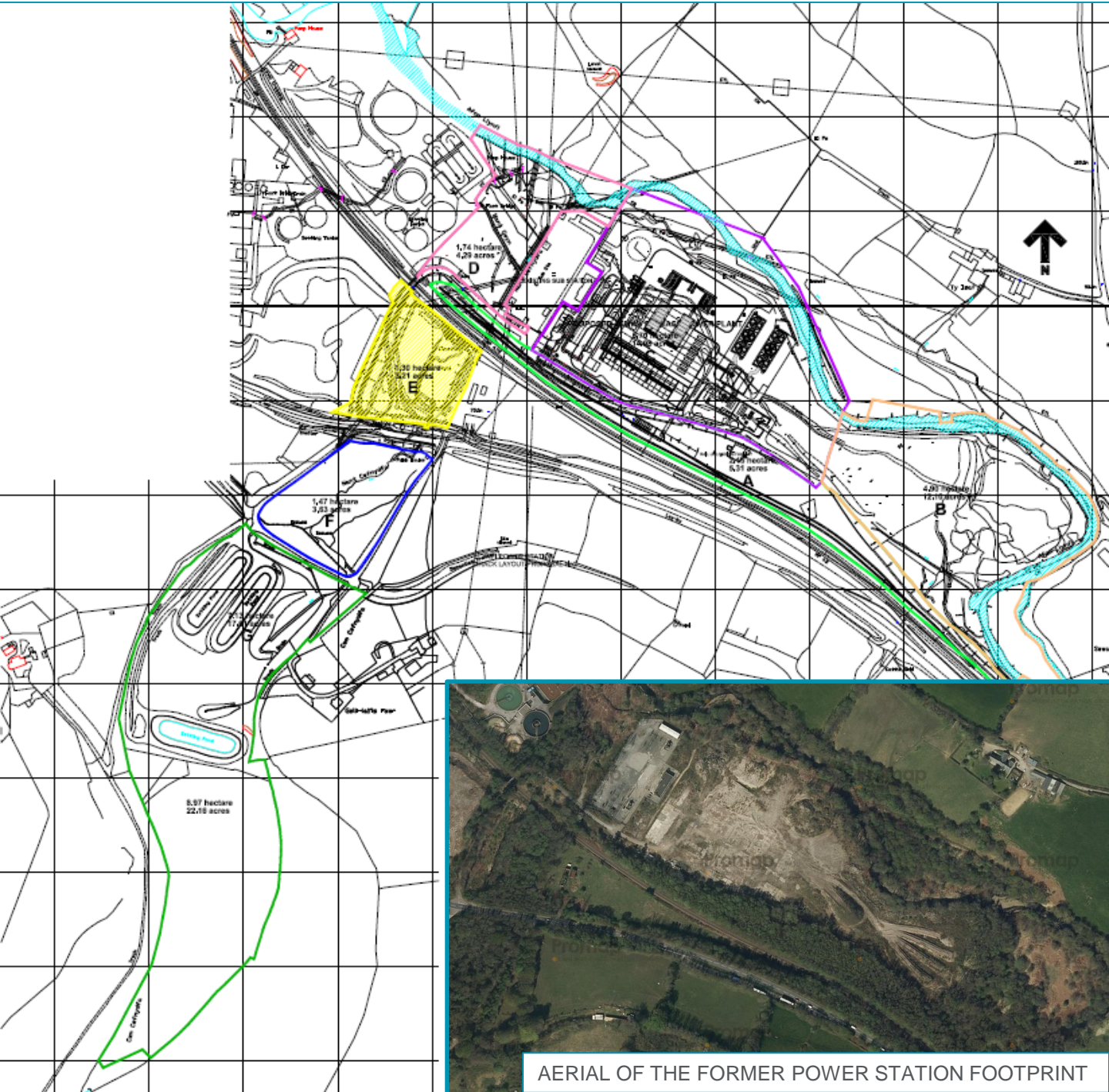
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ALL PLANS ARE FOR IDENTIFICATION PURPOSES ONLY



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