

Phase 1 @ Y Porth



Y Porth Phase 1 @ Bro Tathan

Y Porth is the strategic gateway to the park providing a cleared and serviced development opportunity for a mixed use scheme with capacity to deliver approximately 200,000 sq ft of office, hotel, retail and showroom type uses on approximately 17 acres.

Phase 1 is the first phase of Y Porth to be released to the market and offers an exciting development opportunity of 1.6 acres designed for hotel, retail and leisure uses.

Phase 1

- Hotel, Retail and Leisure Development Opportunity
- 1.6 acres (0.66 hectares)
- Prominent gateway location
- Cleared and serviced site ready for development
- Enterprise Zone Status

Bro Tathan
Vale of Glamorgan
CF62 4AF

Image:
Artist Impression of Y Porth



A cleared and serviced development opportunity comprising approximately 0.66 hectares (1.6 acres) identified in the design brief for hotel (C1 use class) and retail/leisure (A1/A3 use class).

Totalling approximately 17.22 acres (6.97 hectares), Y Porth is positioned at the northern gateway to the business park, and Phase 1 marks the crucial point of arrival at Bro Tathan.

Y Porth will be delivered as serviced development plots. The ambition of Welsh Government is for the site to offer a wide range of amenities to serve Bro Tathan and the surrounding communities. The site will include offices, headquarter facilities, showroom uses as well as retail and leisure opportunities. Y Porth will be of a high-quality design that will reinforce the site's role as the gateway to Bro Tathan, create a distinct sense of place and help to set the bar for the design quality of subsequent inward investment proposals.

Phase 1 represents the first major stage of development at Bro Tathan following the opening of Ffordd Bro Tathan.

Phase 1 is identified within the Development Brief for the following uses:

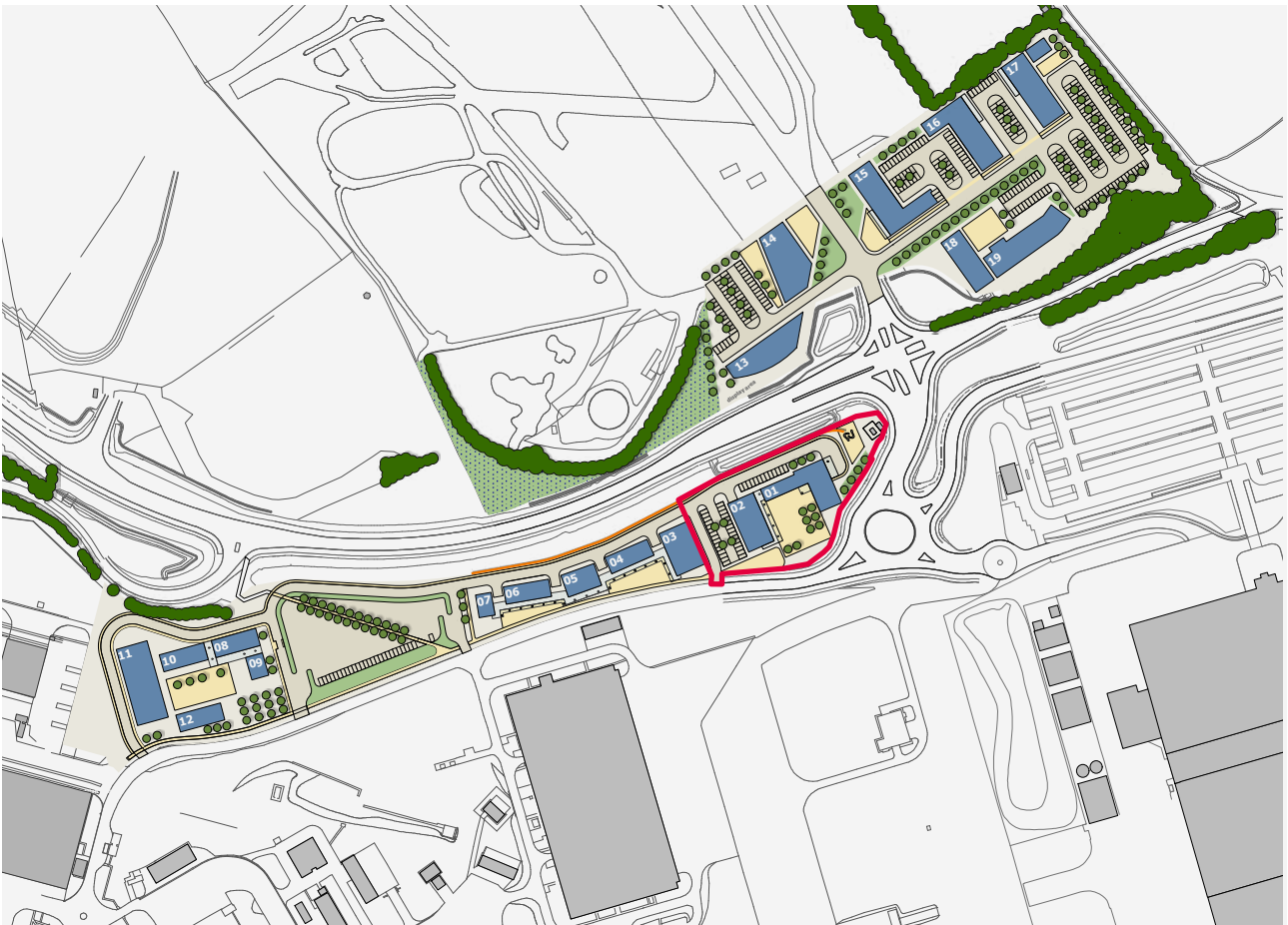
Hotel (C1)

60-bedroom hotel plus F&B provision of up to 4 storeys in height, the hotel is expected to create a landmark building at the entrance of Bro Tathan.

Retail/Leisure (A1/A3)

Identified in the Development Brief for a single building offering approximately 557 m² (6000 sq ft) of retail/leisure space with flexibility to sub-divide. The retail space would be suitable for a variety of uses including convenience store, bakery, small food outlet and/or coffee shop etc.

An element of on plot forecourt parking would be considered acceptable but additional provision can be provided within a dedicated parking courtyard forming part of the Y Porth development which will be delivered by Welsh Government.



Bro Tathan

Arranged over 1,200 acres together with its own fully operational runway, Bro Tathan is a business park strategically located within the Cardiff Airport and Bro Tathan Enterprise Zone, situated only 5 miles from Cardiff Airport and within easy reach of the M4 motorway and major UK cities.

More information on Bro Tathan can be found within the investment brochure from Savills or refer to the dedicated website brotathan.wales.

Planning

Bro Tathan is designated as a large employment area within the Vale of Glamorgan Local Development Plan (LDP) covered by Policy MG 10 which allocates 305 ha of land at Bro Tathan for strategic employment uses within Classes B1, B2 and B8.

An adopted development brief will guide development at Y Porth, a copy of which is available in the technical information pack. Developers will be expected to enter into a development agreement with milestones in terms of scheme delivery and timescales following receipt of planning permission for a scheme which complies with the principles of the development brief.

Services & Infrastructure

Services and highway infrastructure will be provided to agreed positions at the site boundary and Welsh Government and their consultants will work with the developer to agree location and timescales for delivery.

Viewings & Site Briefing

Y Porth is visible from the road, however if you are interested in a full inspection at Bro Tathan please contact Savills, the sole agents.



Further Information

The following information is available within the technical information pack

- Development Brief & Minimum Standards
- Instructions to Tenderers
- Utility Survey and Utilities Technical Report
- Topographical Survey
- Geo-environmental and Geotechnical Assessment Report
- Ground Investigation Report

The Technical Information Pack is held digitally and access will be made available to interested parties. Please register your interest with Savills for access to this information.

Tenure

The site is available by way of a 250 year lease or alternative leasehold terms by negotiation. A service charge will operate in respect of common or shared services within the wider Y Porth development area as development progresses, details to be confirmed at the legal due diligence stage.

VAT

The property is elected for VAT and therefore will be payable in addition to the purchase price.

Method of Sale

The opportunity is available by private treaty and interested parties are requested to put forward proposals to our appointed agents, Savills. A date for receipt of proposals may be agreed at a later stage of the marketing process but interested parties will be notified of this in due course.

Bro Tathan offers a wide range of opportunities for developers, occupiers and investors. If you would like further information on this Phase 1 opportunity or the range of other opportunities available, please do not hesitate to make contact directly with Savills.

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