

FOR SALE

EMPLOYMENT LAND DEVELOPMENT OPPORTUNITY
LAND AT TY DRAW FARM, NORTH CORNELLY, PYLE CF33 4AJ

029 2037 8921

fletchermorgan.co.uk

25 Park Place, Cardiff CF10 3BA



Fletcher Morgan

- 5.4 acres (2.18 hectares) on two plateaus
- Accessible from Junction 37 of the M4 Motorway
- Outline Planning Permission for B1 use
- Suitable for a variety of employment generating uses subject to planning

Location

The site is strategically located alongside the A4229, immediately north of Junction 37 of the M4 motorway. The M4 provides links to Swansea 20 miles to the west and Cardiff 25 miles to the east. Public transport is excellent with Pyle train station and the Pembroke Dock to Paddington main line ½ mile to the North West, Cardiff International Airport is some 20 miles to the south east.

Local amenities are excellent with the popular seaside town of Porthcawl 3 miles to the south and a wide range of stores, cafes and restaurants available at the McArthurGlen designer outlet village 5 miles away at Junction 36 of the M4.

Description

The Employment Land extends to a gross area of approximately 5.4 acres (2.18 hectares) and is arranged over two plateaus. Access to the site is via the new spine road serving the residential development to the south.

Tenure

Offers are invited for the whole or individual serviced plots/plateaus on an unconditional or subject to planning basis.

Price

On application.

Planning

The site benefits from outline planning permission for B1 use. The outline application formed part of a wider hybrid application covering full permission for 94 dwellings to the south of the site which has been developed by Persimmon Homes.

Other employment generating uses may be considered such as a family pub/restaurant, assisted living, care, hotel, subject to further discussion with the LPA.

Relevant technical documentation from the planning application submission is available on request, including:

- Topographic survey and site sections
- Site Investigation
- Drainage design statement
- Phase 1 habitat survey
- Masterplan layout

VAT

We are advised VAT will be payable on the purchase price.

Costs

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

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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Morgan**