



**INDICATIVE RED LINE PLAN**

**0.72 hectares (1.79 acres)**

## **Property Highlights**

- **Adjacent to the A465, 8 miles north of Junction 43 of the M4**
- **Established business location**
- **Nearby occupiers include JTEKT Automotive UK, Penspen, Mollart Engineering Ltd, and Paragon Engineered Timber Ltd**
- **Broadly level, unsurfaced site**
- **Available on a freehold basis**

For more information, please contact:

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[cushmanwakefield.com](http://cushmanwakefield.com)

# FOR SALE – FREEHOLD LAND

Plot C2 – Vale of Neath Business Park,  
Resolven, SA11 4SP

## Location

Vale of Neath Business Park is an established business location, situated adjacent to the A465 at Resolven, 8 miles north of Junction 43 of the M4. This site benefits from good road connections, with Neath located 7 miles to the south west, Swansea located 10 miles to the south west and Cardiff located 46 miles to the south east, via the M4.

## Description

The site comprises a regularly shaped, flat plot of grassland fronting the junction of two of the estate's spine roads.

Nearby occupiers include JTEKT Automotive UK, Penspen, Mollart Engineering Ltd, and Paragon Engineered Timber Ltd.

## Planning

As per the Neath Port Talbot Local Development Plan (adopted January 2016) the land is restricted for employment uses including uses within classes B1, B2 and B8.

For all planning enquiries contact Neath Port Talbot County Borough Council:

Planning Division (LDP Team)

The Quays, Brunel Way

Baglan Energy Park

Neath

SA11 2GG

Tel: 01639 68 68 21

## Tenure

Freehold.

## Price

On application.

## VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

## Legal Costs

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

## 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 when Heads of Terms are agreed.

## Viewing & Further Information

For additional information or to arrange a viewing, please contact:

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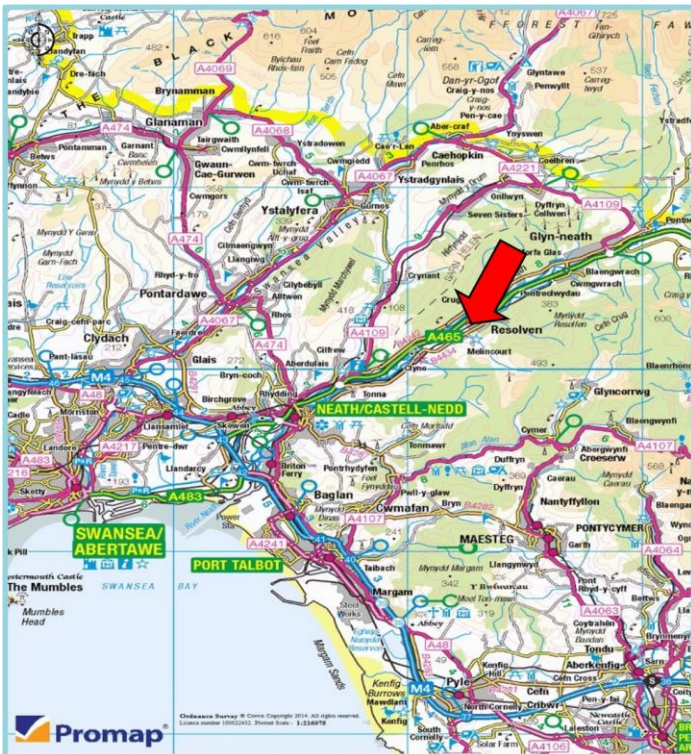
**CUSHMAN & WAKEFIELD**

**FOR SALE – FREEHOLD LAND**

**Plot C2 – Vale of Neath Business Park, Resolven, SA11 4SP**



**PLANS ARE MARKED FOR IDENTIFICATION PURPOSES ONLY**



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