

LAND - FOR SALE / TO LET

Land at Hayes Road, BARRY, CF64 5RZ



1 - 12.51 acres

Property Highlights

- Multiple sites available individually or combined.
- Sites located 6 miles south of A4232 and 9 miles south of Junction 33 of the M4 Motorway.
- Located within an existing employment zone set out within the Vale of Glamorgan's LDP 2011 – 2026.
- Sites suitable for a number of uses, subject to planning.

For more information, please contact:

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DESG 11-13 Penhill Road Pontcanna Cardiff CF11 9PQ

cushmanwakefield.com

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Location

The sites are located to the east of Barry at Sully Moors Industrial Estate situated immediately south of the Dow Silicones UK Ltd facility.

The sites benefit from excellent road communications, approximately 6 miles south of the A4232 dual carriageway which in turn links to Junction 33 of the M4 Motorway, 9 miles to the north, the sites themselves can be accessed directly off Hayes Road.

Description

The sites are currently split into two separate plots. These are available individually or combined. The plots measure circa 1 acre and 5.43 acres which can be split. The plots are unsurfaced but will be provided with water and electricity connections

Tenure

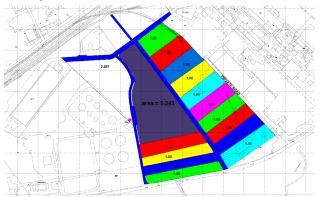
The property is available on a freehold/leasehold basis.

Price

From £200,000 per acre

Legal Costs

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



Planning

Under the Vale of Glamorgan Adopted Development Plan (2011-2026), we understand these sites lay within the Existing Employment Area (Policy MD16).

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

The Vale of Glamorgan Council, Dock Office, Barry Docks, Barry, CF63 4RT

Email: planning@valeofglamorgan.gov.uk

Services

The sites benefit from water and electricity.

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.

VAT

VAT will be charged on all costs.

Viewing

Aerial footage: https://youtu.be/okvNtqkhalw

For further information, please contact the sole agents:

Rob Ladd +44 (0)29 2026 2254 rob.ladd@cushwake.com

March 2024

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. S. 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.



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ALL PLANS ARE FOR IDENTIFICATION PURPOSES ONLY





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