

**COED ELÁI  
TONYREFAIL  
RHONDDA CYNON TAF  
CF39 8BL**

**COED ELY  
LLANTRISANT  
RHONDDA CYNON TAFF  
CF39 8BL**



**Llywodraeth Cymru  
Welsh Government**



**Cliciwch am y Gymraeg  
Click for Welsh**

**Cliciwch am Saesneg  
Click for English**

I gael rhagor o wybodaeth neu i drefnu i weld y tir,  
cysylltwch â

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# Coed Elái Tonyrefail CF39 8BL

## AR WERTH

Lleiniau wedi'u gwasanaethu o wahanol faint hyd at 12.06 o hectarau (29.81 o erwau)

-  Wedi'u lleoli ger yr A4119 ffordd gyswllt Cwm Rhondda
-  4.5 milltir o Draffordd yr M4 — Cyffordd 34
-  O fewn ardal Grant cymorth Haen Un
-  Defnyddiau masnachol (yn amodol ar gynllunio)



# Coed Elái, Tonyrefail, CF39 8BL

Lleiniau wedi'u gwasanaethu o wahanol faint hyd at 12.06 o hectarau (29.81 o erwau)

Lleolir Coed Elái rhwng Llantrisant a Thonyrefail, tua 4.5 milltir i'r Gogledd o Draffordd yr M4. Mae'r A4119 yn rhedeg ar hyd ochr Ddwyreiniol y safle gan ddarparu cysylltiadau cyfathrebu gwych i'r M4 i'r De a Chwm Rhondda i'r Gogledd. Mae mynediad i'r safle yn uniongyrchol o'r gylchfan ar yr A4119.

## Disgrifiad

Mae'r safle'n cynnwys parcel agored o dir yn union i'r Dwyrain o'r A4119 ffordd Cwm Rhondda.

Mae'r safle yn ymestyn i 30.288 o hectarau (74.51 o erwau) a bydd yn darparu lleiniau wedi'u gwasanaethu o wahanol faint o dri llwyfandir. Mae ffordd yr ystad eisoes yn ei lle a chaiff ei gorffen i safon mabwysiadwy.

Mae gan Barc Busnes Llantrisant, 1.5 milltir i'r De o'r safle, amrywiaeth o ddeiliaid sylweddol gan gynnwys safle'r Bathdy Brenhinol, Perkin Elmer a Cat Finnings o fewn amgylchedd busnes sefydledig.

## Cynllunio

Mae'r safle o fewn y Cynllun Datblygu Lleol fel "tir wedi'i ddyrannu yn yr ardal strategaeth ddeheuol ar gyfer cyflogaeth, datblygiad ar safleoedd anstrategol yn y rhanbarth a elwir yn Coed Elái, Tonyrefail".

## Deiliadaeth

Mae'r safle wedi'i ddal yn Rhydd-ddaliad gan Lywodraeth Cymru.

## Telerau

Mae'r safleoedd ar gael i'w gwerthu yn amodol ar gadarnhad o'r defnydd a'r gwaith adeiladu bwriadedig.



## Ardal

**Safle Cyfan: 30.288 o hectarau (74.51 o erwau)**

Mae'r safle wedi'i rannu'n dri llwyfan net datblygadwy sy'n darparu'r ardaloedd bras canlynol.

- Llwyfandir Deheuol o 1.65 erw
- Llwyfandir Canolog o 29.81 o erwau (tua 5 metr uwchben)
- Llwyfandir Gogleddol o 8.2 erw (3 metr yn uwch)



**Llwyfandir Deheuol: 1.65 erw**



**Llwyfandir Canolog: 29.81 o erwau**

## Amodau'r Safle/ Pecyn Gwybodaeth

Mae pecyn gwybodaeth am wasanaethau, adroddiadau topograffigol, archwiliadau safle ar gael ar gais.

## Gwasanaethau

Caiff pob llain ei chynnig wedi'i gwasanaethu gyda mynediad i gyfleustodau. Manylion llawn ar gais.

## Costau Prynwr

Y prynwr fydd yn gyfrifol am unrhyw fffoedd cyfreithiol a phroffesiynol a godir fel rhan o unrhyw drafodyn.

## TAW

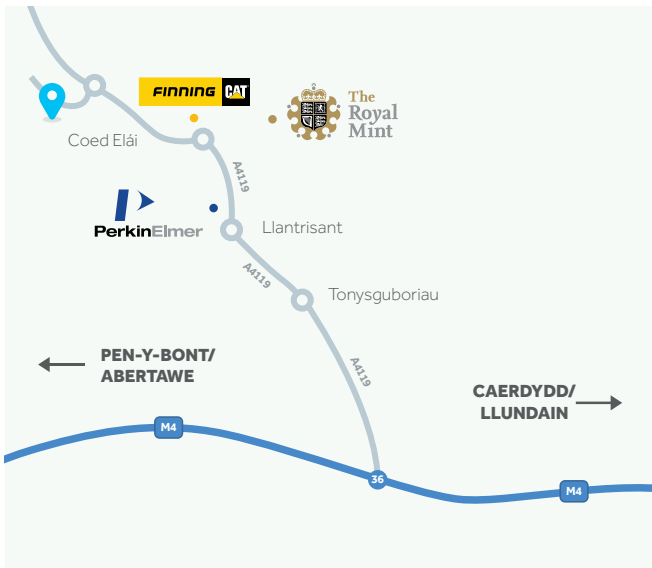
Nid yw'r prisiau a nodir yn cynnwys TAW.

## Ymweld

Trwy'r unig asiant penodedig,  
Cooke & Arkwright.



**Llwyfandir Gogleddol: 8.2 erw**



## Ar gyfer Ymholiadau, Cysylltwch Â:

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# Coed Ely Tonyrefail CF39 8BL FOR SALE

Serviced plots of varying sizes up  
to 12.06 hectares (29.81 acres)

- 📍 Located adjacent to A4119 Rhondda Valley link road
- 🚗 4.5 miles from M4 Motorway — Jct 34
- 🏆 Within Tier One Grant assisted area
- 📄 Commercial uses (subject to planning)



Llywodraeth Cymru  
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[www.coark.com](http://www.coark.com)

# Coed Ely, Tonyrefail, CF39 8BL

Serviced plots of varying sizes up to 12.06 hectares (29.81 acres)

Coed Ely is situated between Llantrisant and Tonyrefail, approximately 4.5 miles North of the M4 Motorway. The A4119 runs along the East side of the site providing excellent communication links to the M4 to the South and Rhondda Valley to the North.

Access onto the site is directly from the roundabout on the A4119.

## Description

The site comprises an open parcel of land positioned immediately to the East of the A4119 Rhondda Valley road.

The site in total extends to 30.288 hectares (74.51 acres) and will provide serviced plots of varying sizes of three plateaus. The estate road is already in place and will be finished to an adoptable standard.

Llantrisant Business Park, 1.5 miles to the South of the site, has a variety of substantial occupiers including the Royal Mint, Perkin Elmer and Cat Finnings location within an established business environment.

## Planning

The site is within the Local Development Plan as "land allocated in the southern strategy area for employment, development on non-strategic sites in the region known as Coed Ely, Tonyrefail".

## Tenure

The site is held Freehold by Welsh Government.

## Terms

Sites are available for sale subject to confirmation of the intended use and construction.



## Area

**Whole Site: 30.288 hectares (74.51 acres)**

The site is split into three net developable platforms providing the following approximate areas.

- Southern Plateau of 1.65 acres
- Middle Plateau of 29.81 acres (some 5 metres above)
- Northern Plateau of 8.2 acres (3 metres higher)



**Southern Plateau: 1.65 acres**



**Middle Plateau: 29.81 acres**

## Site Conditions/ Information Pack

An information pack on services, topographical reports, site investigations are available upon request.

## Services

All plots are offered serviced with access to mains utilities. Full details on request.

## Purchaser's Costs

The purchaser shall be responsible for any legal and professional fees they incur as part of any transaction.

## VAT

Any price quoted is exclusive of VAT.

## Viewing

Strictly via the appointed sole agent, Cooke & Arkwright.



**Northern Plateau: 8.2 acres**



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