

Lleiniau Datblygu Ar Werth
 Safle Cyflogaeth Strategol Dwyrain Cross Hands
 Sir Gaerfyrddin

- ▶ Prydlesau Hir
- ▶ Ar werth drwy gytuniad preifat
- ▶ 12 llain datblygu â gwasanaeth ar gael

Parth Twf
Cross Hands
 Growth Zone

Cliciwch am y Gymraeg
Click for Welsh

Development Plots For Sale
 Cross Hands East Strategic Employment Site
 Carmarthenshire

- ▶ Long Leasehold Terms
- ▶ For Sale by Private Treaty
- ▶ 12 Serviced Development Plots Available

Parth Twf
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Cliciwch am Saesneg
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Lleolir Safle Cyflogaeth Strategol Dwyrain Cross Hands yn Sir Gaerfyrddin a Dinas-ranbarth Bae Abertawe.

Mae'r safle cyflogaeth mawr hwn yn gyfle rhagorol:

- ▶ 10 hectar o dir datblygu
- ▶ Amgylchedd parc busnes modern mewn lleoliad eithriadol.
- ▶ Cysylltiadau trafniadaeth rhagorol â mynediad uniongyrchol i rwydweithiau ffyrdd yr A48 a'r M4
- ▶ Hyrwyddo datblygiadau o ansawdd uchel
- ▶ Potensial ar gyfer cymorth ariannol.



Cynllunio

Mae gan Safle Cyflogaeth Strategol Dwyrain Cross Hands ganiatâd cynllunio ar gyfer dosbarthiadau defnydd B1 (Busnes) a B8 (Storio a Dosbarthu). Ni chaniateir defnydd manwerthu na Chownter Masnachu. Rhoddir sylw penodol i ddibenion sy'n cyd-fynd ag amcanion ehangach y safle, gan flaenoriaethu dibenion yn y sectorau canlynol:

- ▶ Gweithgynhyrchu uwch
- ▶ Creadigol
- ▶ Ynni a'r Amgylchedd
- ▶ Technoleg Bwyd-Amaeth
- ▶ Gwaith Ariannol a Phroffesiynol

Dylid cyflwyno'r holl gynigion datblygu i'r Cyngor eu hystyried o ran addasrwydd a chymhwysedd cyn cyflwyno Cais Cynllunio. Bydd angen Caniatâd Cynllunio ar bob cynnig datblygu cyn gallu caniatáu Prydles.

Costau Cyfreithiol

Bydd pob parti yn gyfrifol am ei gostau cyfreithiol ei hun sy'n gysylltiedig â phrynu'r lleiniau.

Deiliadaeth

Prydles hir am 250 o flynyddoedd. Bydd y lleiniau datblygu yn cael eu gwerthu drwy Brydles Adeilad, sy'n ei gwneud yn ofynnol i'r prynwr wneud y canlynol:

- 1 Cwblhau ei ddatblygiad safle o fewn 12 mis i'r Brydles gael ei ganiatáu.
- 2 Talu am y llain fel taliad Premiwm ar ddechrau'r Brydles, neu fel Rhent Tir blynyddol. Bydd Prydlesau ar sail Rhentu Tir yn cael eu hadolygu bob 5 mlynedd.
- 3 Talu tâl am wasanaeth ar gyfer cyfrannu at gostau cynnal a chadw'r ystad.

Mae'r Cyngor yn cadw'r hawl i werthu'r safleoedd drwy dendro cystadleuol os bydd nifer o geisiadau.



Y Lleiniau/ Gwasanaethau

Mae 12 llain ar gael yn syth sy'n amrywio mewn maint o 0.40 erw i 1.67 erw. Mae gan bob llain fynediad i garthfossydd dŵr brwnt a dŵr wyneb, trydan, nwy, a dŵr o'r prif gyflenwad. Gosodwyd dwythellau band eang deublyg er mwyn caniatáu i ddatblygwyr fod yn hyblyg o ran dewis cyflenwr.

Disgwylir i amlinelliad y datblygiad gynnwys 35-45% o bob llain.

Safle Cyflogaeth Strategol Dwyrain Cross Hands

Allwedd

- Lleiniau Ar Gael
- Lleiniau wedi'u Gwerthu

Disgrifiad

Llain	Hectarau	Erwau
1	0.67	1.67
2	0.51	1.26
3	Gwerthwyd	Gwerthwyd
4	Gwerthwyd	Gwerthwyd
5	0.31	0.76
6	0.56	1.39
7	Gwerthwyd	Gwerthwyd
8	0.13	0.31
9	0.62	1.52
10	Gwerthwyd	Gwerthwyd

Llain	Hectarau	Erwau
11	Gwerthwyd	Gwerthwyd
12	Gwerthwyd	Gwerthwyd
13	0.47	1.15
14	0.28	0.70
15a	0.26	0.66
15b	0.45	1.21
15c	0.40	0.99
16	0.59	1.45
17	0.16	0.40

Lleoliad

Mae lleoliad y safle'n cynnig manteision amlwg, gan gynnwys mynediad hawdd i'r dwyrain a'r gorllewin ar hyd yr A48 / M4 ac i ganolfannau poblogaeth lleol. Gellir cyrraedd terfynfa nwyddau yn Noc Penfro o fewn 60 munud, a gellir cyrraedd Bryste o fewn 90 munud.

Mae'r safle wedi'i leoli oddeutu 10 milltir i'r gogledd o Lanelli ac oddeutu 15 milltir i'r gorllewin o Abertawe ar hyd yr M4 a'r A48. Fel arfer mae'n cymryd 20 munud i deithio o Gaerfyrddin a Llanelli a 25 munud o Abertawe. Mae'n cymryd tua awr i gyrraedd Caerdydd.

I gael rhagor o wybodaeth cysylltwch â:

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Llywodraeth Cymru
 Welsh Government



Cronfa Datblygu
 Rhanbarthol Ewrop
 European Regional
 Development Fund

RHYBUDD PWYSIG Yn amodol ar gontract ac argaeledd: Bwriad y manylion hyn yw rhoi disgrifiad teg o'r eiddo, ond maent yn rhoi cyfarwyddyd cyffredinol yn unig. Ni ellir gwarantu eu cywirdeb a dylech gadarnhau hwnnw drwy archwiliad neu drwy fodd arall. Mae rheidrwydd ar Gyngor Sir Caerfyrddin i ystyried yr holl gynigion sy'n dod i law mewn perthynas â'r eiddo hwn hyd nes y caiff y contractau eu cyfnwid. Nid oes rheidrwydd ar y Cyngor Sir i dderbyn y cynnig uchaf nac unrhyw gynnig.

Dyluniwyd gan Litchfield Morris www.litchfieldmorris.co.uk



Amserau Gyrru Cyfartalog

Birmingham	2 awr 50 munud
Bryste	1 awr 40 munud
Caerdydd	1 awr
Llundain	3 awr 25 munud
Manceinion	4 awr
Portsmouth	3 awr 15 munud
Abergwaun	1 awr 10 munud
Doc Benfro	55 munud



Development Plots For Sale

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Carmarthenshire

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- ▶ For Sale by Private Treaty
- ▶ 12 Serviced Development Plots Available



Parth Twf
Cross Hands
Growth Zone

The Cross Hands East Strategic Employment Site is situated in Carmarthenshire and the Swansea Bay City Region.

This major employment site presents an outstanding opportunity:

- ▶ Consisting of 10 hectares of development land
- ▶ Modern business park environment in an exceptional location
- ▶ Excellent transport links with immediate access to the A48 / M4 road networks
- ▶ Promoting high quality developments
- ▶ Potential for financial support.



Planning

The Cross Hands East Strategic Employment Site has planning consent for B1 (Business) and B8 (Storage and Distribution) uses classes. Retail and Trade Counter uses are not permitted. Particular regard will be given to uses consistent with the wider objectives of the site, with a preference to uses within the following sectors:

- ▶ Advanced Manufacturing
- ▶ Creative
- ▶ Energy & Environment
- ▶ Agri-Food Technology
- ▶ Financial & Professional

All development proposals are to be presented for suitability and eligibility consideration by the Council before a Planning Application is submitted. All development proposals will require Planning Permission before a Lease can be granted.

Legal Costs

Each party will be responsible for their own legal costs associated with the purchase of the plots.

Tenure

Long Leasehold for a term of 250 years. The development plots will be sold via a Building Lease, requiring the buyer to:

- 1 Complete their site development within 12 months of the Lease being granted.
- 2 Pay for the plot as a Premium payment at the commencement of the Lease, or as an annual Ground Rent. Leases on a Ground Rent will be reviewed on a 5-yearly basis.

- 3 Pay a service charge contribution towards estate maintenance costs.

The Council reserves the right to sell the sites via competitive tendering in the event of multiple applications.



The Plots/Services

There are 12 plots immediately available ranging in size from 0.40 acres to 1.67 acres. Each plot has access to foul and surface water sewers, electricity, gas, and mains water. Dual broadband ducting has been incorporated to allow developers flexibility in their choice of supplier.

The development footprint is expected to cover 35-45% of each plot.

Cross Hands East Strategic Employment Site

- Key**
- Plots Available
 - Plots Sold

Description

Plot	Area hectares	Area acres
1	0.67	1.67
2	0.51	1.26
3	Sold	Sold
4	Sold	Sold
5	0.31	0.76
6	0.56	1.39
7	Sold	Sold
8	0.13	0.31
9	0.62	1.52
10	Sold	Sold

Plot	Area hectares	Area acres
11	Sold	Sold
12	Sold	Sold
13	0.47	1.15
14	0.28	0.70
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Location

The location of the site offers distinct advantages with easy access to the east and west along the A48 / M4 and to local population centres. The freight terminal at Pembroke Dock is only 60 minutes away and Bristol can be reached in 90 minutes.

The site is situated approximately 10 miles north of Llanelli and 15 miles west of Swansea along the M4 and A48. Journey times are typically 20 minutes from Carmarthen and Llanelli and 25 minutes from Swansea. Cardiff is approximately one hour.

For Further Information Please Contact:

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► www.carmarthenshire.gov.wales/home/business/development-and-investment



IMPORTANT NOTICE Subject to Contract & Availability: These particulars are intended to give a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and you should satisfy yourself by inspection or otherwise as to their correctness. Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer.



Average Drive Times

Birmingham	2h 50 min
Bristol	1h 40 min
Cardiff	1h
London	3h 25 min
Manchester	4h
Portsmouth	3h 15 min
Fishguard	1h 10 min
Pembroke Dock	55 min