

AR WERTH

SAFLE DATBLYGU
Parc Busnes Cwm Cynon
Aberpennar
Rhondda Cynon Taf
CF45 4ER

SAFLE DATBLYGU WEDI'I LEOLI'N DDA

- Gerllaw yr A4059, yn agos iawn i'r A470
- 10 milltir i'r gogledd o Gyfarbâd 32 Trefordd yr M4
- 8 milltir i'r de o'r A465
- Fferm a Threftir Aberpennar 3 milltir i'r de
- Safle a seprhysiad

2.73 erw (1.1 hectar)



T. 029 20 34 00 33

Cliciwch am y Gymraeg
Click for Welsh

FOR SALE

DEVELOPMENT SITE
Cwm Cynon Business Park
Mountain Ash
Rhondda Cynon Taff
CF45 4ER

WELL LOCATED DEVELOPMENT SITE

- Adjacent to A4059, close proximity to A470
- 10 miles north of J32 M4 Motorway
- 8 miles south of A465
- Abercynon Park & Ride 3 miles to the south
- Regular shaped site

2.73 acres (1.1 hectares)



T. 029 20 34 00 33

Cliciwch am Saesneg
Click for English

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- 8 milltir i'r de o'r A465
- Parcio a Theithio Abercynon 3 millir i'r de
- Safle a siap rheolaidd

2.73 erw (1.1.hectar)



Lleoliad:

Lleolir y safle ym Mharc Busnes Cwm Cynon a leolir oddeutu 3 milltir i'r gogledd o ffordd ddeuol yr A470 - gerllaw'r A4069. Mae'r Parc yn elwa o fynediad ffordd - mae Cyffordd 32 yr M4 10 milltir i'r de. Mae Merthyr Tudful a'r A465 (Ffordd Blaenau'r Cymoedd) oddeutu 8 milltir i'r gogledd.

Mae Parc Busnes Cwm Cynon yn lleoliad diwydiannol, dosbarthu a swyddfeydd sefydledig - mae deiliaid yn yr ardal yn cynnwys Rocialle, Flexicare Medical, a Lux.

Disgrifiad:

Mae'r safle'n cynnwys darn qwestad o dir heb ei ddatblygu ; Cyfanswm arwynebedd y safle yw oddeutu 2.73 erw (1.1 hectar)

Fe'n hysbysir bod yr holl brif wasanaethau, gan gynnwys trydan, nwy, dwr a thelathebu, wedi'u lleoli'n agos (Heb eu cysylltu / heb fod yn bresennol ar y safle).

Cyflwr y Tir - gwybodaeth gryno ar gael, fodd bynnag, dylai ymgeiswyr wneud eu hymholiadau / ymchwiliadau eu hunain.

Mae Parc Busnes Cwm Cynon yn lleoliad sefydledig ar gyfer defnyddiau B1, B2 a B8 (Gorchymyn Dosbarthiadau Defnydd 1987). Yn amodol ganiatad cynllunio - mae gan y safle botensial i'w ddatblygu - adeiladu newydd neu ddefnyddiau posibl eraill gan gynnwys storio agored.

Dylai ymgeiswyr wneud eu hymholiadau eu hunain i Gyngor Sir Rhondda Cynon Taf..

**Deiliadaeth:**

Rhydd-ddaliad

Pris:

£300,000 (Neilltuedig).

Telir TAW ar ben hynny..

Costa Cyfreithiol:

Bydd pob parti'n gyfrifol am eu costau cyfreithiol eu hunain.

Rhagor o Wybodaeth:

I gael rhagor o wybodaeth, cysylltwch a'r unig asiantau, manylion cyswllt isod;

Gweld yr eiddo:

Dim ond ag apwyntiad trwy law yr unig asiantau;

Cysylltu:

Henry Best MRICS

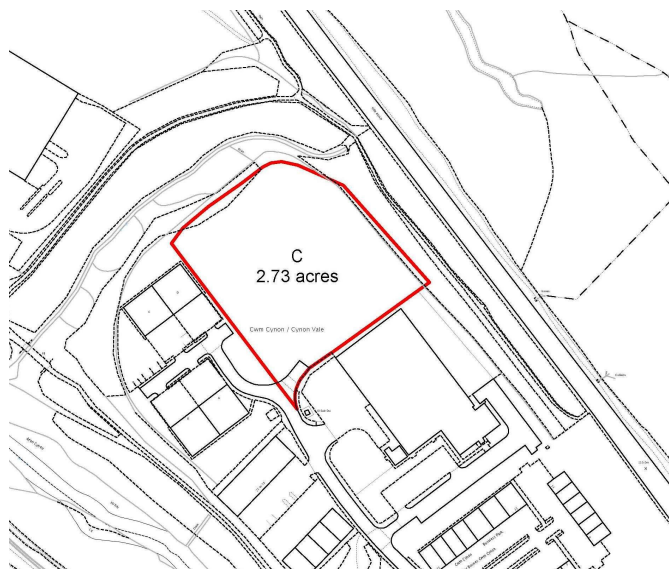
henry@jenkinsbest.com

M: 07738 960012

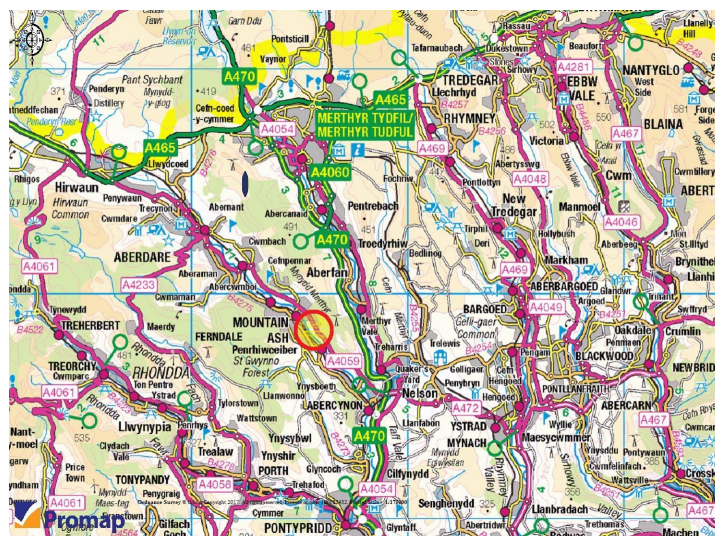
Anthony Jenkins MRICS

anthony@jenkinsbest.com

M: 07768 233919



Yn amodol ar Gcontract Awst 2017



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Location:

The site is located at Cwm Cynon Business Park which lies approximately 3 miles to the north of the A470 dual carriageway - adjacent to the A4069. The Park benefits from excellent road access - Junction 32 of the M4 is 10 miles to the south. Merthyr Tydfil and the A465 (Heads of the Valleys Road) are approximately 8 miles to the north.

Cwm Cynon Business Park is an established industrial, distribution and office location - occupiers in the area include Rocialle, Flexicare Medical Supplies, & Lux.

Description:

The site comprises a level undeveloped parcel of land; Total site area approximately 2.73 acres (1.1 hectares)

We are informed that all main services including electric, gas, water and telecoms are located in close proximity (Not connected / present on site).

Ground Conditions - summary information available however applicants to make their own enquiries / investigations.

Cwm Cynon Business Park is an established location for B1, B2 and B8 uses (Use Class Order 1987). Subject to planning - the site has potential for development - new build or other potential uses including open storage.

Applicants to make the own enquiries to Rhondda Cynon Taff County Council.

Tenure:

Freehold

Price:

£300,000 (Exclusive).
VAT Payable in addition.

Legal Costs:

Each party will be responsible for their own legal costs.

Further Information:

For further information please contact the sole agents, contact details below;

Viewing:

Strictly by appointment through the sole agents;

Contact:

Henry Best MRICS

henry@jenkinsbest.com

M: 07738 960012

Anthony Jenkins MRICS

anthony@jenkinsbest.com

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Subject to Contract August 2017

