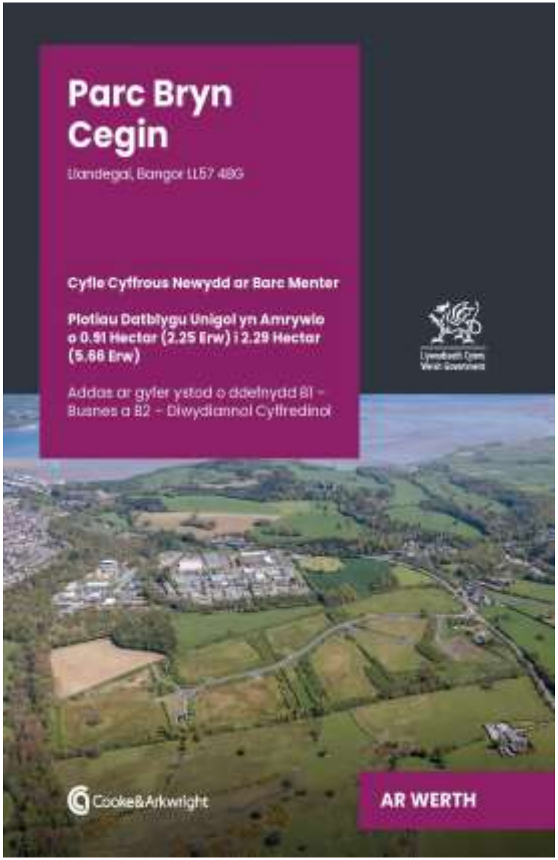


Cliciwch am y Gymraeg
Click for Welsh

Cliciwch am Saesneg
Click for English

Parc Bryn Cegin

Llandegai, Bangor LL57 4BG

Cyfle Cyffrous Newydd ar Barc Menter

Plotiau Datblygu Unigol yn Amrywio o 0.91 Hectar (2.25 Erw) i 2.29 Hectar (5.66 Erw)

Addas ar gyfer ystod o ddefnydd B1 – Busnes a B2 – Diwydiannol Cyffredinol

Llywodraeth Cymru
Welsh Government

Cooke&Arkwright

AR WERTH

Parc Bryn Cegin

Llandegai, Bangor LL57 4BG

LLEOLIAD

Wedi'i leoli ar gyrion Bangor, yn agos at gyffordd 11 yr A55, mae'r Parc yn cynnig cyfleoedd datblygu yn mesur 0.91 hectar (2.25 erw) i fyny.

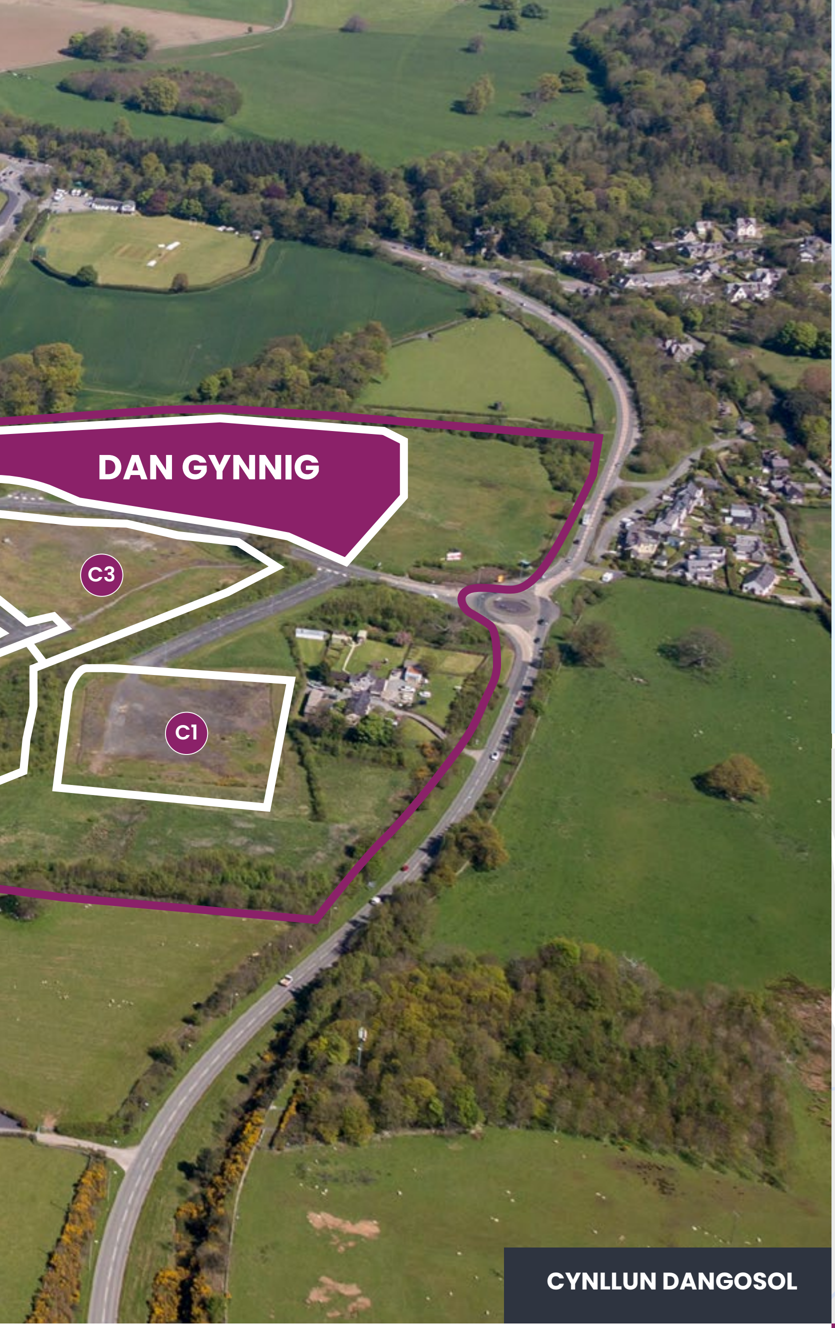
Mae'r Parc mewn lleoliad strategol ar gyfer mynediad at goridor cyfan Gogledd Cymru i Lannau Dyfrdwy a Chaer, yn ogystal â Phorthladd Caergybi ar Ynys Môn.

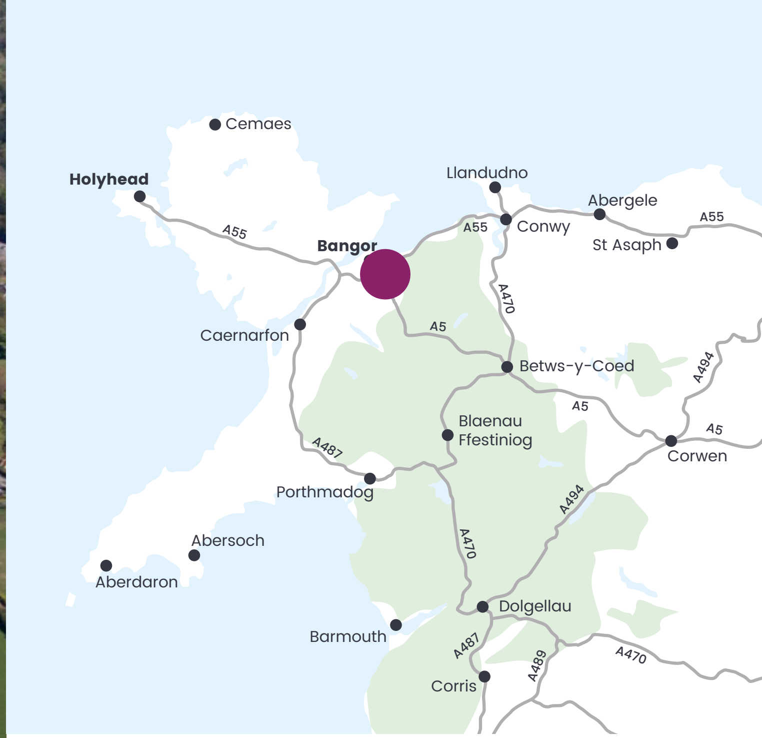
Gellir cyrraedd rhanbarthau Glannau Mersi a Manceinion o fewn 90 munud mewn car ar hyd yr A55, gwibffordd Gogledd Cymru, ac mae cysylltiadau cludiant a theithwyr o Gaergybi o fewn 30 munud.

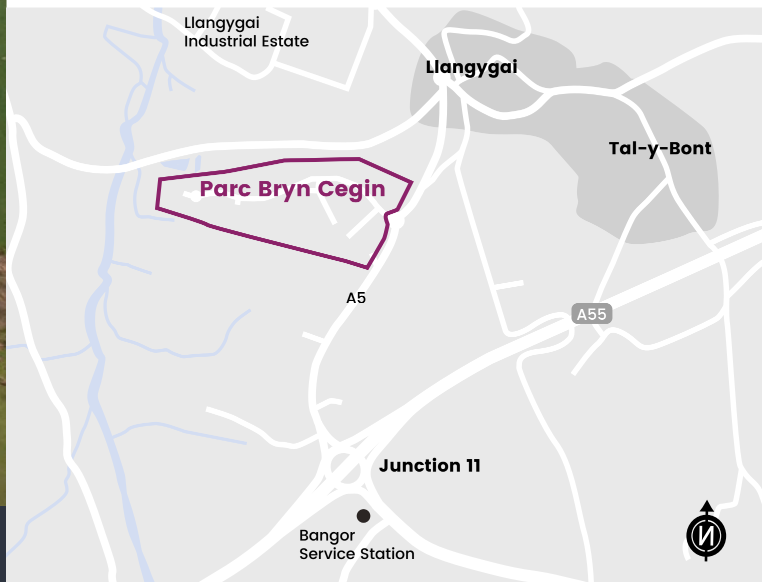
DISGRIFIAD

Cyfle Parc Busnes ar gyfer defnydd B1 Swyddfeydd a B2/B8 Diwydiannol yw Parc Bryn Cegin.

Mae'r Parc wedi'i dirweddu i ddarparu cyfres o lwyfandiroedd y gellir cael mynediad iddynt o ffordd wasanaeth ganolog, yn barod ar gyfer datblygiad ystod o ddefnydd cyflogaeth newydd.







STATWS ARDAL HAEN 1

Mae'r safleoedd o fewn ardal gyllido Haen 1. O dan reolau'r Gymuned Ewropeaidd gall Llywodraeth Cymru gynnig cefnogaeth ariannol ychwanegol i brosiectau cymwys.

Plotiau Datblygu yn Amrywio o 0.91 Hectar (2.25 Erw) i 2.29 Hectar (5.66 Erw)

SAFLEOEDD SYDD AR GAEL

C1	2.25 Erw	C6	4.46 Erw
C2	7.77 Erw	C7	5.73 Erw
C3	5.58 Erw	C8	4.70 Erw
C4	3.24 Erw	C9	6.80 Erw
C5	5.66 Erw		

Parc Bryn Cegin

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DEILIADAETH

Rhydd-ddaliad.

TELERAU

Mae'r safleoedd ar werth yn amodol ar gadarnhad dyluniad a defnydd yn unol ag uwchgynllun cyffredinol Parc Bryn Cegin.

GWASANAETHAU

Cyflwynir tâl gwasanaeth stad i dalu am unrhyw gostau cyffredin y stad.

TÂL GWASANAETH

Cyflwynir tâl gwasanaeth stad i dalu am unrhyw gostau cyffredin y stad.

AMODAU SAFLE/PECYN GWYBODAETH

Gellir cael rhagor o wybodaeth am y safle a'r gwasanaethau sydd ar gael ar gais.

GWYBODAETH

Pob datblygiad i gydymffurfio â pholisi adeiladau cynaliadwy Llywodraeth Cymru.

GWYBODAETH BELLACH

Am ragor o wybodaeth cysylltwch â'r unig asiant:

Cooke&Arkwright

Ben Bolton
029 2034 6376
ben.bolton@coark.com

Llywodraeth Cymru
Welsh Government

"Mae Cooke & Arkwright, ar eu rhan eu hunain ac ar ran gwerthwyr neu brydleswyr yr eiddo hwn y maent yn asiant ar ei gyfer, yn hysbysu'r canlynol: (i) amlinelliad cyffredinol yn unig yw'r manylion hyn, fel canllaw ar gyfer darpar brynwyr neu denantiaid, ac nid ydynt yn gontract neu'n gynnig cyfan nac yn rhan o un; (ii) ni all Cooke & Arkwright warantu cywirdeb unrhyw ddisgrifiad, dimensiynau, cyfeiriadau at gyflwr, caniatadau angenrheidiol ar gyfer defnydd a meddiannaeth a manylion eraill sydd wedi'u cynnwys yma ac ni ddylai darpar brynwyr neu denantiaid ddibynnu arnynt fel datganiad o ffaith a rhaid iddynt fodloni eu hunain parthed eu cywirdeb; (iii) nid oes gan unrhyw gyflogai Cooke & Arkwright awdurdod i wneud unrhyw ddatganiad neu roi gwarant neu lunio contract o unrhyw fath parthed yr eiddo; (iv) gall y rhenti a ddyfynnir yn y manylion hyn fod yn amodol ar TAW yn ychwanegol; (v) ni fydd Cooke & Arkwright yn atebol, o ganlyniad i esgeulustod neu fel arall, am unrhyw golled sy'n deillio o ddefnydd y manylion hyn; ac (vi) nid yw cyfeiriad at unrhyw gyfarpar, peiriannau, offer, gwasanaethau, gosodiadau neu ffitiadau yn yr eiddo yn ddatganiad (oni nodir yn wahanol) ynglŷn â'i gyflwr neu ei fod yn gallu cyflawni'r swyddogaeth a fwriadwyd ar ei gyfer. Dylai darpar brynwyr/denantiaid fodloni eu hunain ynglŷn â pha mor addas yw eitemau o'r fath ar gyfer eu gofynion."

Mehefin 2018

Dylunio gan Martin Hopkins Caerdydd.
029 2046 1233 info@martinhopkins.co.uk **martinhopkins.co.uk** 13936/5/18

Parc Bryn Cegin

Llandegai, Bangor LL57 4BG

Exciting New Enterprise Park Opportunity

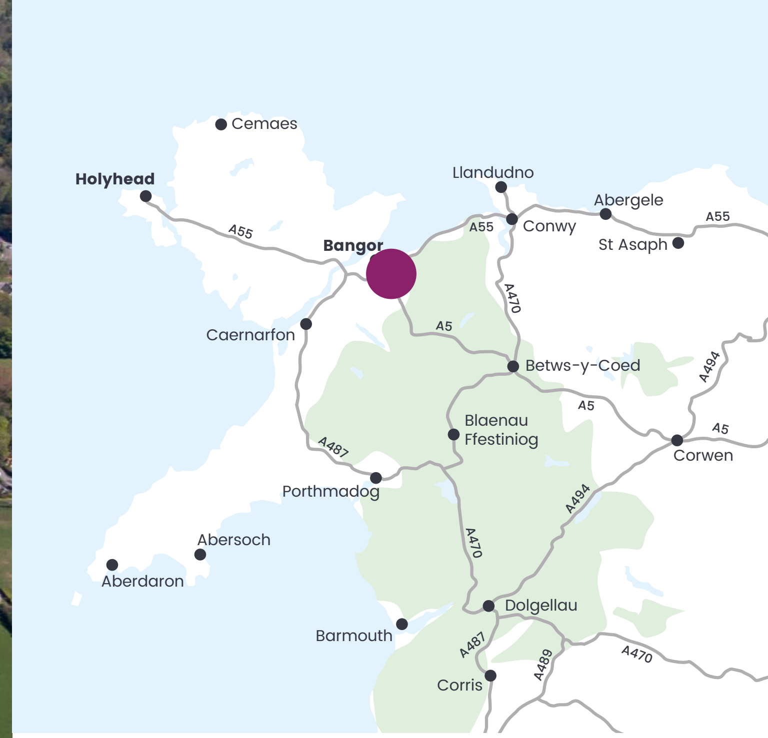
Individual Development Plots From 0.91 Hectares (2.25 Acres) Up To 2.29 Hectares (5.66 Acres)

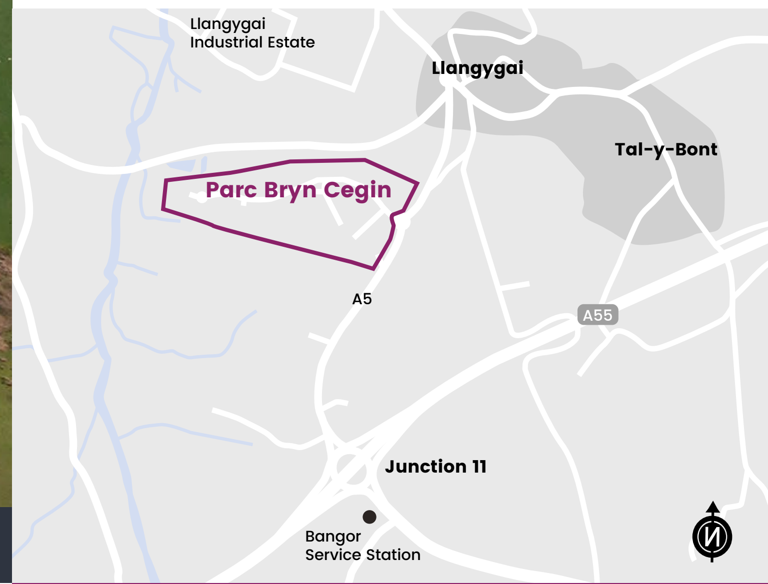
Suitable For A Range Of B1 - Business And B2 - General Industrial Uses

Llywodraeth Cymru
Welsh Government

Cooke&Arkwright

FOR SALE





Parc Bryn Cegin

Llandegai, Bangor LL57 4BG

LOCATION

Located on the outskirts of Bangor, in close proximity to J11 of the A55, the Parc provides development opportunities from 0.91 hectares (2.25 acres) upwards.

The Parc's position provides a strategic location to access the whole North Wales corridor between Deeside and Chester, together with the Port of Holyhead in Anglesey.

Merseyside and Manchester regions are a 90 minute drive via the A55 North Wales expressway, with freight and passenger ferry links from Holyhead within 30 minutes.

DESCRIPTION

Parc Bryn Cegin is a business park opportunity for B1 Office and B2/B8 Industrial uses.

The Parc has been landscaped to provide a series of plateaus accessed from a central service road, ready to satisfy development for a range of new employment uses.

TIER 1 AREA STATUS

The sites are within a Tier 1 funding area. Under EC rules Welsh Government can offer additional financial support to qualifying projects.

Development Plots From 0.91 Hectares (2.25 Acres) Up To 2.29 Hectares (5.66 Acres)

SITES AVAILABLE

C1	2.25 Acres
C2	7.77 Acres
C3	5.58 Acres
C4	3.24 Acres
C5	5.66 Acres
C6	4.46 Acres
C7	5.73 Acres
C8	4.70 Acres
C9	6.80 Acres

Parc Bryn Cegin

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TENURE

Freehold.

TERMS

The sites are available for sale subject to confirmation of design and use in accordance with the overall masterplan of Parc Bryn Cegin.

SERVICES

The plots have the ability to connect into the mains services. Full details on request.

SERVICE CHARGE

An estate service charge will be implemented to cover any common estate costs.

SITE CONDITIONS/INFORMATION PACK

Further information on the site and services available on request.

INFORMATION

All developments to comply with Welsh Government's sustainable buildings policy.

FURTHER INFORMATION

For further information contact the sole agents:

Cooke&Arkwright

Ben Bolton
029 2034 6376
ben.bolton@coark.com

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Welsh Government

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June 2018

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