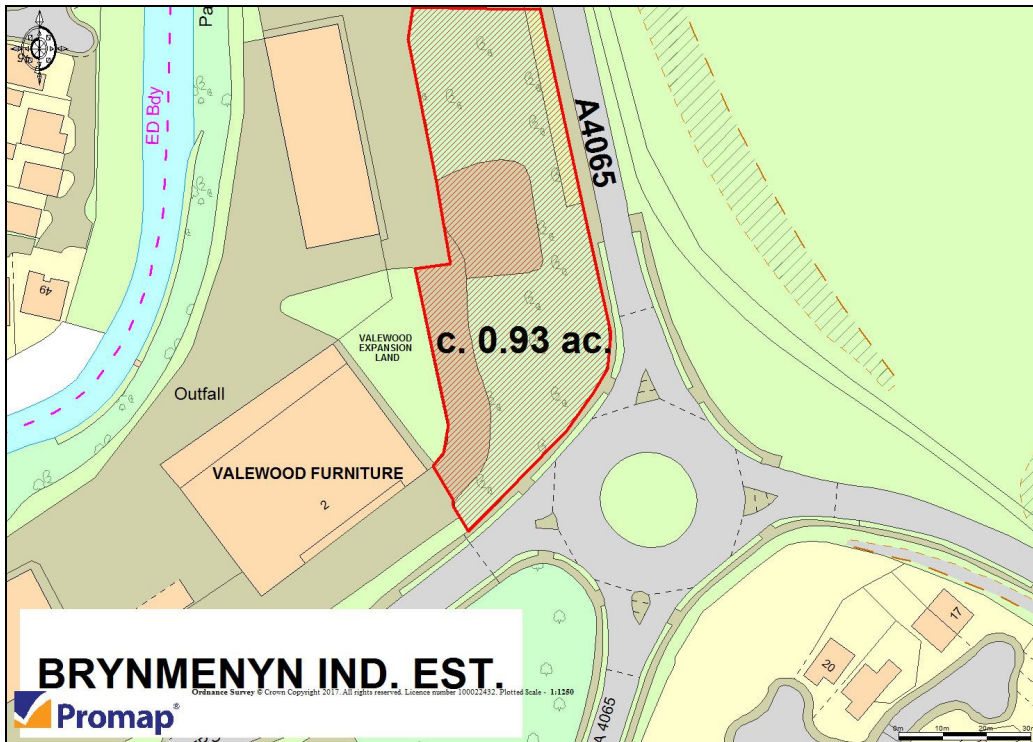


## FOR SALE (May Let)

**Development Site Fronting A4065,  
Brynmenyn, Bridgend, CF32 9TD**

Prominently Situated Development Site



- **Total Gross Site Area c.0.38 ha. (0.93 ac.)**
- ***Additional Land & Buildings (8,750 sq.ft. on 0.66 ac.)  
Also Available By Separate Negotiation***
- **Suitable For Trade/Retail/Leisure Uses (subject to planning)**
- **Established Commercial Location Close To J36 M4**

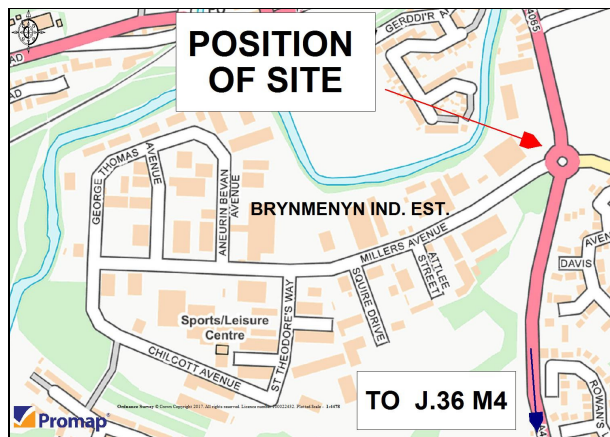
## Location (CF32 9TD)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including the Ford Motor Company.

The Brynmenyn Industrial Estate is approximately 2 miles north of J.36 of the M4.

The development plot is prominently located adjacent to the main roundabout on the A4065 which provides access to both the Brynmenyn and Abergarw industrial estates.

The plot is also within close proximity of the village of Bryncethin and opposite a new large housing development.



## Description

This comprises a prominently situated development plot immediately adjacent to the main A4065.

It is also adjacent to the main roundabout at its junction with the Brynmenyn Industrial Estate and occupies a corner position which offers over 380 ft. of frontage to the A4065.

Due to its location the site offers potential for a variety of uses (subject to planning).

## Gross Site Area

	Ha.	Ac.
Total Site Area	0.38	0.93

## Potential Types Of User

The site is suitable for a variety of external storage purposes, and suggestions include:

- Trade Counter;
- Retail (inc. Garden Centre);
- Licenced leisure use (pub/restaurant);
- Building material storage;
- Vehicle sales and display;

Interested parties are advised to seek specific planning advice.

## Access

It is envisaged that a new vehicle access will need to be created directly off the A4065 to the north of the roundabout.

Further investigation and liaison with the planners and highways department will be required.

## Mains Services

We understand that mains services are available in the vicinity.

## Terms

Our clients are seeking to dispose of their freehold interest in the site, thereby enabling interested parties to adapt the site to their own specifications.

Further information is available on request.

## Additional Land & Buildings

There is also potential to extend the available development site by an additional 0.66 ac. thereby creating a potential development site totalling c. 1.6ac.

This would include modern workshop of c. 8,750 sq.ft.

These would be available with vacant possession by way of separate negotiation - further information is available on request.

## Business Support

For further information please contact:

**Welsh Assembly Government** (Flexible Support for Business) on **03000 60 3000**

**Bridgend County Borough Council** on **01656 815 315** or [business@bridgend.gov.uk](mailto:business@bridgend.gov.uk)

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

## VAT

All figures quoted are exclusive of VAT.

## Viewing

For further information or to arrange an inspection please contact the sole agents



**Michael Bruce MRICS:**  
**Mobile: 07920 144 603**

[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

**SUBJECT TO CONTRACT**

**SEPTEMBER 2017**

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