

LAND - FOR SALE / TO LET



Land at Kenfig Industrial Estate  
KENFIG, SA13 2PE



ALL PLANS ARE FOR IDENTIFICATION PURPOSES ONLY

**19.58 hectares (48.40 acres)**

## Property Highlights

- Broadly level site, available as a whole or in part.
- Freehold or leasehold opportunities.
- Accessed via Kenfig Industrial Estate.
- Potential for a range of uses, subject to planning.
- Located 2 miles east of Junction 38 and 3.6 miles west of Junction 37 of the M4.

For more information, please contact:

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### Location

Kenfig Industrial Estate is an established commercial location, accessible from Junction 37 (3.6 miles to the east) and Junction 38 (2 miles to the west) of the M4.

Estate occupiers include the likes of Amazon, John Pye Auctions, Wernick Group and OXIS.

### Description

The site comprises a broadly level parcel extending to approximately 19.58 ha (48.40 acres), accessed from Kenfig Industrial Estate. The site has a mix of vegetated, cleared scrub and former rail sidings.

The site is accessed via Kenfig Industrial Estate (to the estate's south western corner, an access road connecting) and under a restricted height (9ft 6in) bridge that runs under the railway line.

### Tenure

The property is available on a freehold or leasehold basis. Flexible lease lengths are available.

### Price / Rent

Upon application.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

### Planning

Under the Neath Port Talbot Local Development Plan (2011-2026) adopted in January 2016, the land is shown without specific allocation. The land to the east, at Kenfig Industrial Estate, is shown as an employment allocation EC2/9. The area is highlighted as being within a location safeguarded for sand and gravel resources and coal resources (Policy M1).

Interested parties are advised to seek their own planning advice and for any planning related queries should contact the Local Authority on 01639 686821.

### Services

We understand that mains electricity, water and drainage are available for connection in the vicinity. Interested parties are advised to undertake their own investigations.

### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information.

### VAT

VAT will be charged on all costs.

### Viewing

For further information, please contact the sole agents:

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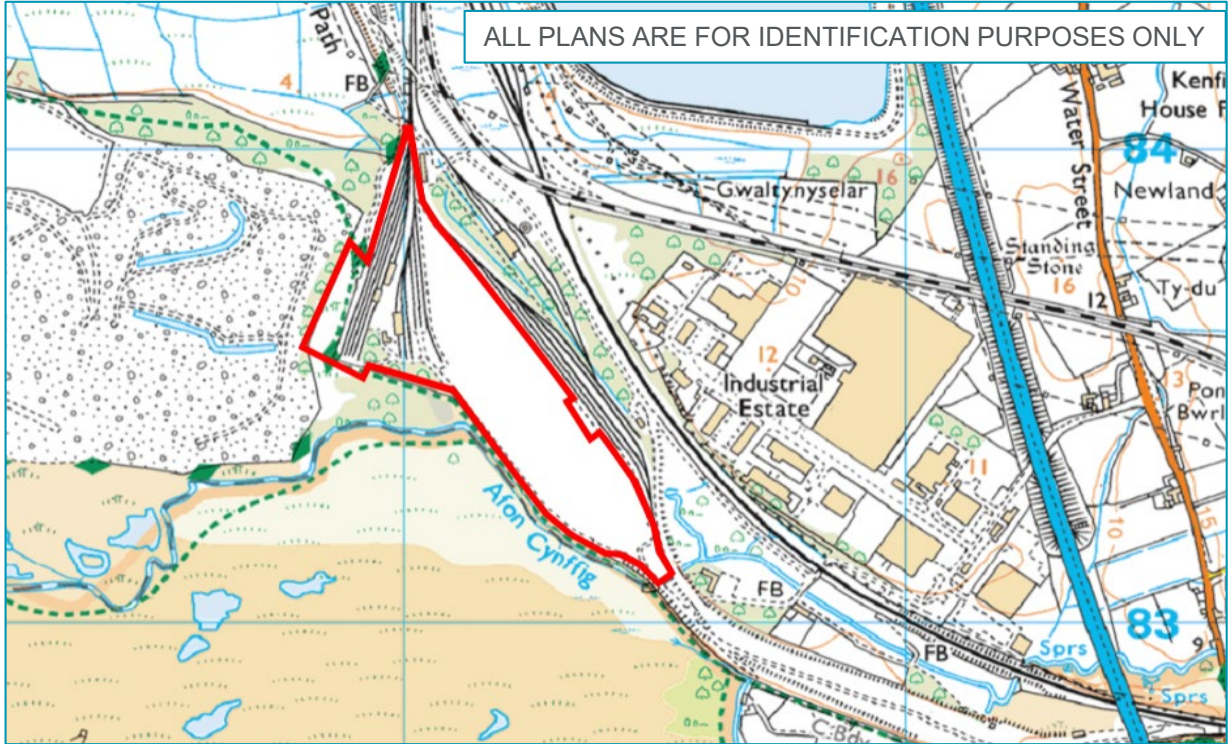
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