

# For Sale



## Commercial Development Land

**Plots C1, C2 & C3**  
**Llantarnam Park**  
**Cwmbran**  
**NP44 3DE**

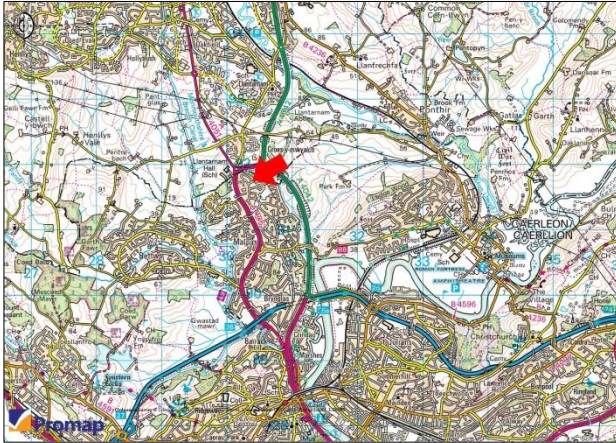
**1.76 acres (0.71 hectares) - 3.35 acres (1.36 hectares)**

Three parcels of land fronting Llantarnam Park Way and Lakeside on the established Llantarnam Business Park.

The sites are allocated for employment use within the Local Development Plan.

## LOCATION

Llantarnam Park is a popular and well established business park, situated just 1.5 miles south of Cwmbran town centre. Access is via the A4042 and is located approximately 3 miles north of Junctions 25A and 26 of the M4 Motorway.



## DESCRIPTION

Three parcels of land to be sold as separate plots. All three plots are accessed via Llantarnam Park Way or Lakeside Close.

### PLOT C1

Plot C1 extends to approx. 3.35 acres (1.36 hectares) and benefits from a road access entrance via Lakeside.



The land is generally lower in level than the surrounding land.

### PLOT C2

Plot C2 extends to approx. 1.77 acres (0.72 hectares) and is predominantly flat. The site benefits from a road access entrance from Lakeside.



We understand the net developable is approx. 1.5 acres (0.61 hectares)

### PLOT C3

Plot C3 extends to approx. 1.76 acres (0.71 hectares) and benefits from two entrance roads via Lakeside. The plot is raised in part with a drainage ditch running along the northern and eastern boundaries.



## SITE AREA

Area	Acres	Hectares
Plot C1	3.35	1.36
Plot C2	1.77	0.72
Plot C3	1.76	0.71
<b>Total</b>	<b>6.88</b>	<b>2.79</b>

## TENURE

Freehold

## PLANNING

The sites are allocated for employment use in the adopted Local Development Plan.

We recommend that interested parties make their own enquiries with the local planning authority, Torfaen County Borough Council (01495 762200).

## PRICE

We are quoting the following per plot:

Plot C1	£250,000 exclusive
Plot C2	£300,000 exclusive
Plot C3	£200,000 exclusive

## LEGAL COSTS

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

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## SUBJECT TO CONTRACT

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## VIEWING ARRANGEMENTS / FURTHER INFORMATION

Alder King Property Consultants

FAO: Owen Young  
Tel: 02920 220 000  
Fax: 02920 220 022  
Email: [oyoung@alderking.com](mailto:oyoung@alderking.com)

Ref OY / 81749  
Date May 2015

