

**alder king**

PROPERTY CONSULTANTS

**FOR SALE**

# Plot C4

Baglan Energy Park, (Off Brunel Way),  
Briton Ferry, SA11 2GA

Land extending to 2.74 acres  
(1.11 hectares) approx.



Llywodraeth Cymru  
Welsh Government



Red line is indicative only



# Location

The plot is located at the northern end of Baglan Energy Park accessed off Brunel Way which links into Central Avenue providing access to Baglan Industrial Estate and many retail and leisure amenities.

There is excellent access to Junctions 41 and 42 of the M4 motorway via the A4241 and A48.

Nearby occupiers include a Ecolab, Wernick Hire and the main offices of Neath Port Talbot Council.



**M4**



**1.6 miles East /  
West**

**Railway  
station**



**1.4 miles**

**Swansea**



**2.5 miles**

**Cardiff**



**30 miles**

# Accommodation

## Description

The property comprises land suitable for development for employment uses with road frontage along the North and West boundaries. Interested parties should liaise with the Council Highways Department to determine the best location to construct an access into the site.

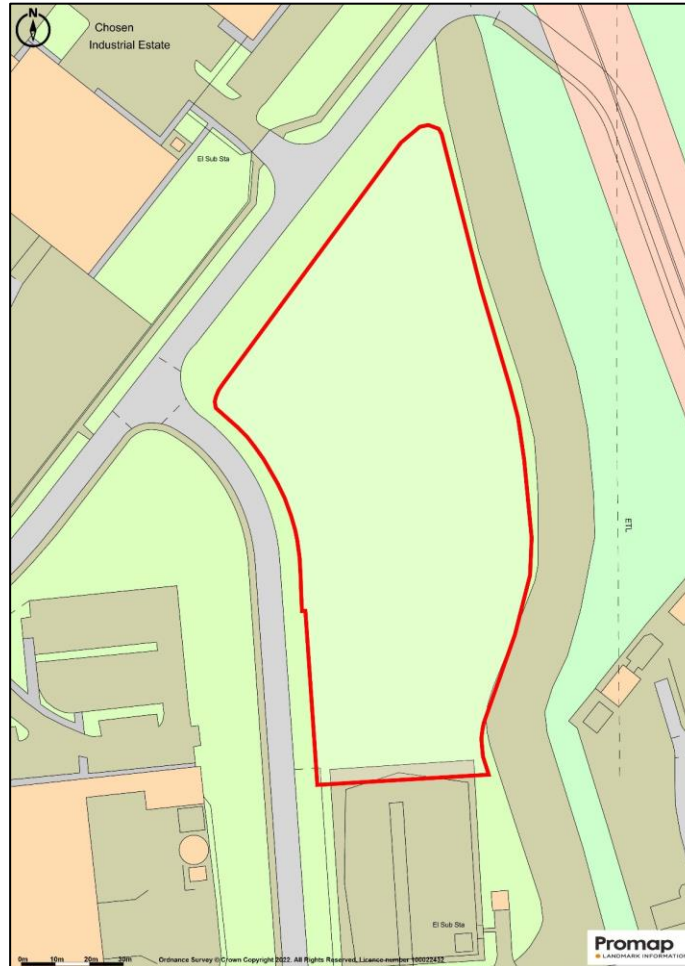
## Services

We are advised that all main services are connected to the property along road frontage. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

### Offices



### Industrial & Logistics



Area	Acres	Hectares
Land	2.74	1.11



# Planning | Rates | Terms

## Planning

The Local Development Plan designates the Plot as suitable for:-

- Uses within classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987;
- Ancillary facilities or services which support and complement the wider role and function of the primary employment use;
- Commercial services unrelated to class B.

Any development is to accord with the Welsh Sustainable Building's policy where the current BREEAM parameters are outlined.

Any occupier should make their own enquiries to the Planning Department of Neath and Port Talbot Council. Tel: (01639) 686777 or email [planning@npt.gov.uk](mailto:planning@npt.gov.uk)

## Business Rates

Interested parties should make their own enquiries to Neath and Port Talbot Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Tenure

The property is available to purchase as a virtual freehold i.e. a long leasehold basis likely to be for a term of 125 years.

## Purchase Price

We are seeking offers in excess of £325,000 excluding VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References

Financial and accountancy references may be sought from any prospective purchaser prior to sale.

## VAT

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

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

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



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18 Park Place  
Cardiff  
CF10 3DQ

[www.alderking.com](http://www.alderking.com)

**AK Ref:** OY/97091  
**Date:** July 2022  
**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.



