

LAND AT KENFIG INDUSTRIAL ESTATE

KENFIG SA13 2PE



Land at Kenfig Industrial Estate, Kenfig SA13 2PE

FREEHOLD land approximately 36.9 acres (14.92 hectares) **FOR SALE**

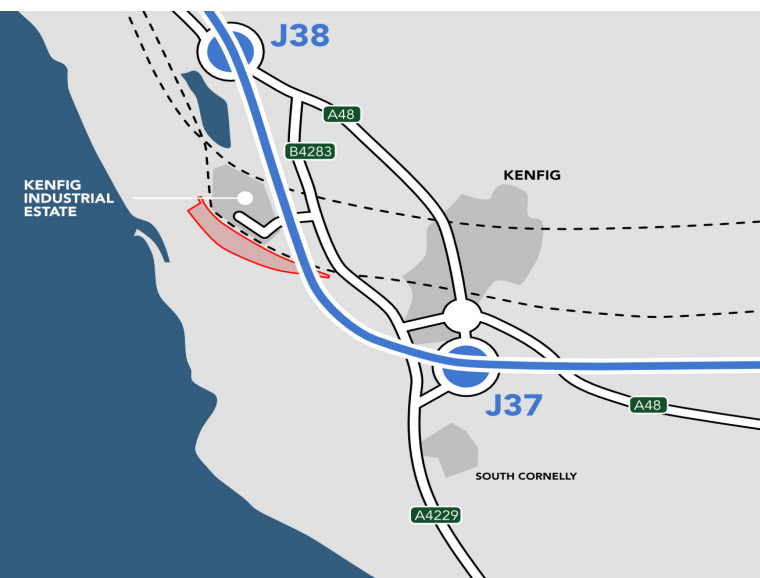
Including vacant office building, former farmsteads with potential for redevelopment or alternative use

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LOCATION

Kenfig Industrial Estate is strategically located between Bridgend and Port Talbot with good access off the M4 motorway, Junction 37 heading from east (3.5 miles) or Junction 38 when approaching from the west (1.5 miles).

The estate is home to a range of other commercial offices, warehousing and industrial occupiers including Amazon, Bunzl Lockhart, John Pye Auctions and South Wales Distribution Centre.



The property is located to the south of Kenfig Industrial Estate.

Current access is provided off Kenfig Industrial Estate and under a restricted height (9ft 6in) bridge beneath the adjacent railway line.

DESCRIPTION

The property comprises a level site of approximately **36.9 acres (14.92 hectares)** accessed from Kenfig Industrial Estate. The property includes a vacant office building and two redundant farmsteads.

Please note it has not been possible to gain internal access to inspect the buildings.

SERVICES

We understand mains electricity, water and mains drainage are available for connection nearby and were formerly connected to the redundant office building on site.

PLANNING

The property is located within an area covered by the Neath and Port Talbot Local Development Plan 2011-2026 adopted in January 2016 and is shown as white land not allocated for any specific use. The land to the north (Kenfig Industrial Estate) is shown as an employment allocation EC2/9.

The area is shown as being within an area safeguarded for sand and gravel resources (Policy M1).

Part of the property has previously been used for office use and as a redundant farmstead. The remaining land has been used for grazing.

Purchasers should satisfy themselves as to the suitability of the property for any proposed use.

Planning Policy Team at Neath Port Talbot County Borough Council - 01639 686821.

TENURE

The freehold interest is available.

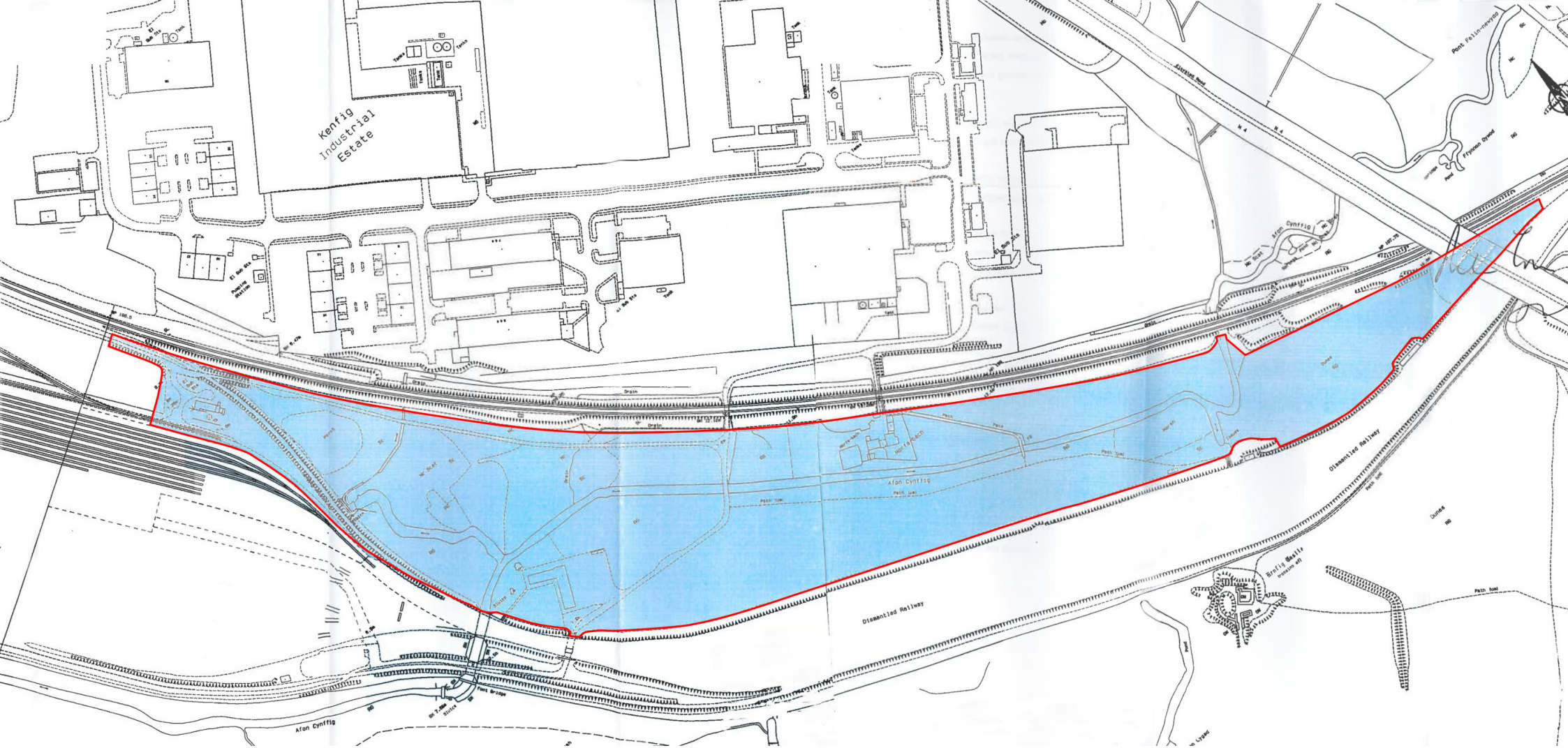
There are two tenancies affecting parts of the property;

(1) a Lease from 7 August 1957 to 1 January 2046 over 2.125 hectares to Tata Steel at a rental of £60 per annum. Amongst other obligations the Lease includes tenant's repairing covenants.

(3) a Lease of land over 1.512 hectares dated 25 October 1985 at a rental of £800 per annum. Amongst other obligations, the Lease includes maintenance covenants. Lease provides for termination on 6 months' notice by either party.

Further details on tenancies are available from selling agents.

Clawback will be payable to the previous owners (Network Rail) in the event of any increase in value resulting from planning consent for alternative uses and calculated at 50% of the increase in value.



ASBESTOS

The detection of asbestos and asbestos-related compounds is beyond the scope of the selling agents and accordingly we recommend you obtain advice from an independent specialist source.

COSTS

Each party to be responsible for its own costs incurred in the transaction.

TERMS

Offers are invited in excess of £195,000 for freehold interest of the whole. Consideration may be given to splitting the property.

VAT

VAT will be applicable on the sale price of parts although if sold as a whole may be treated as a Transfer of a Going Concern in which case VAT would not be chargeable.

VIEWING & FURTHER INFORMATION

For further information please contact agents:

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