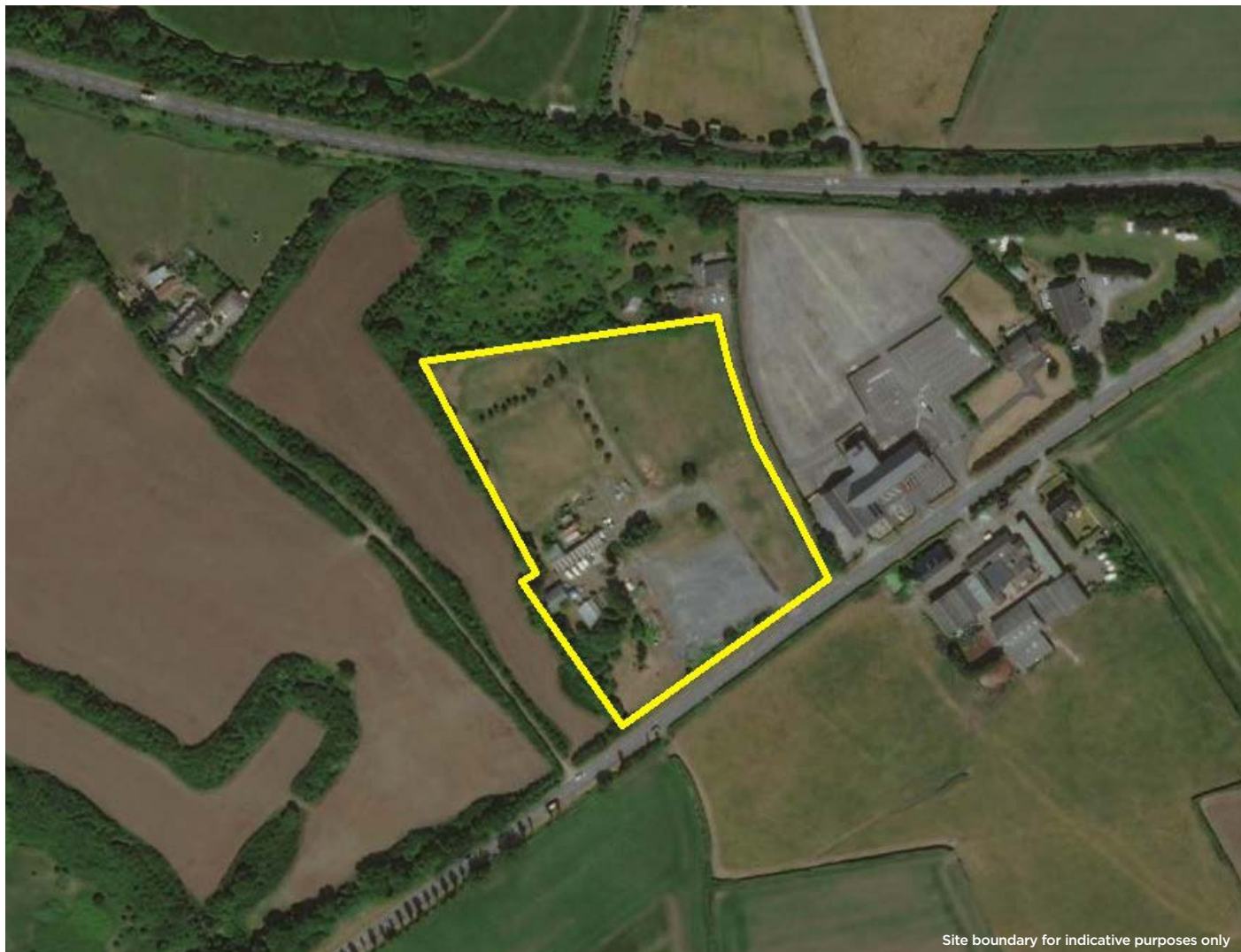


# LAND AT PORT ROAD

Rhoose, Vale of Glamorgan, CF62 3BT



## Key Highlights

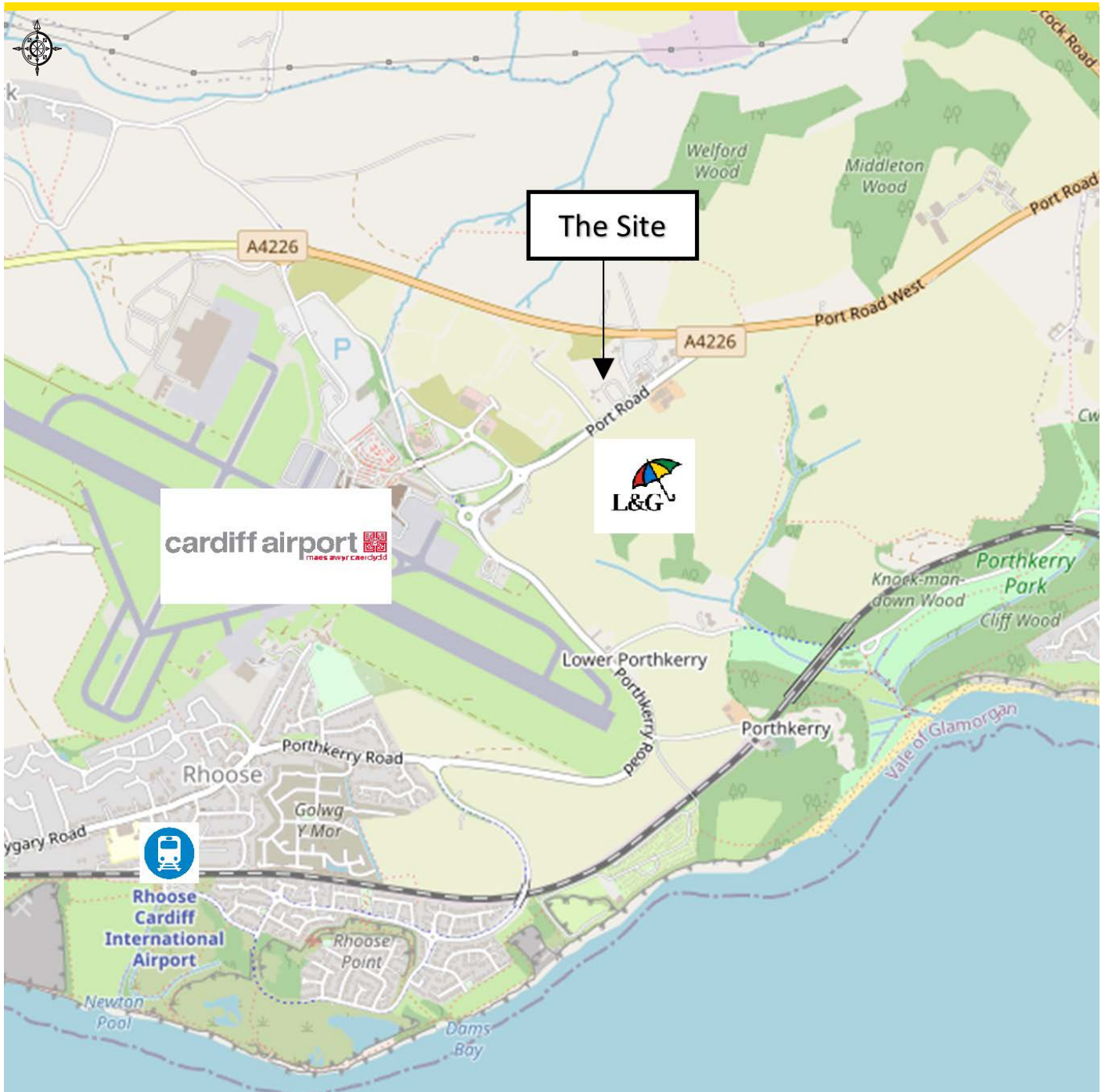
- 6.59 acres (2.67 hectares)
- Allocated for employment (B1, B2 and B8) in the Vale of Glamorgan Local Development Plan (LDP)
- Serviced site including mains electricity and water
- Located within the Gateway Development Zone of Bro Tathan/Cardiff Airport Enterprise Zone
- Close proximity (0.5 mile) to Cardiff Airport
- Development potential, subject to planning

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## Location

The property is located on Port Road, approximately 0.5 mile east of Cardiff Airport, 2 miles west of Barry and approximately 12 miles south-west of Cardiff. J33 of the M4 motorway is located 12 miles north.

The property is directly adjacent to Celtic International Hotel and opposite Model Farm, which is proposed for a 110 acre business park by Legal and General and will offer up to 1.7 million sq ft of B1, B2 and B8 uses.

## Property

The property comprises a parcel of predominantly level land extending to approximately 6.59 acres (2.67 hectares).

The site is currently used as a small holding comprising areas of hardstanding and grass, as well as various outbuildings. The site has the benefit of substantial main road frontage.

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## Planning

The site benefits from an allocation in the Vale of Glamorgan Local Development Plan (LDP) for employment uses (B1, B2 and B8).

The property further benefits from being located within the Gateway Development Zone of the wider Cardiff Airport - Bro Tathan Enterprise Zone.

The adopted Vale of Glamorgan LDP acknowledges the strategic importance of the Gateway Development Zone and seeks to encourage new inward investment to this location by favouring appropriate new development which helps support the growth of the airport and surrounding strategic employment site.

## Services

We are informed that the site has access to mains services. Interested parties are advised to make their own enquiries to the supply companies.

## Tenure

The land is offered freehold with vacant possession.

## Viewings

Access to the site can be arranged strictly by appointment with sole selling agent, Savills.

## VAT

The vendor reserves the right to charge VAT on the disposal.

## Method of Sale

Offers invited for the freehold interest by private treaty.



## Contact

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