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* Aerial photograph taken March 2011

** Areas shown are for guidance only, for confirmation of areas, please refer to Vale of Glamorgan Plan attached

# For Sale as a Single Lot

## Development sites totalling 9.22 acres

### Atlantic Trading Estate, Barry

- 9.22 acres (3.73 hectares)
- For sale freehold (Subject to a single tenancy of Plot 8A)
- Development potential for B1, B2 & B8 uses (Subject to detailed planning consent)

029 2049 2492

Emperor House, Scott Harbour, Pierhead Street, Cardiff, CF10 4PH
email: cardiff@knightfrank.com

## Location:

The Property provides a substantial employment development site on the eastern fringe of Barry and in close proximity to Barry Docks. The estate is located approximately 8 miles west of Cardiff and is accessed via the B4267 and the A4055. Junction 33 of the M4 motorway is located approximately 8 miles to the north of the estate and is accessed via the A4050 and the A4232 dual carriageway.

## Description:

The estate provides a range of existing industrial properties together with development land which are summarised below:

Unit 2- A level, rectangle development site at the entrance of the estate providing 1.76 acres.

Plot 8 Plot 8 provides 2.7 acres that is level and regular in shape.

Unit 13a Unit 13a is an old nissen hut providing 3,000 sq ft and is constructed of galvanised profile metal sheeting, situated on a site measuring 0.3 acres.

14&13b Unit 13b provides a nissen hut constructed of galvanized metal sheeting. The property is situated on a site of 0.94 acres.

Plot 6a Provides a level plot of 1.3 acres that is triangular in shape.

Plot 6b A rectangular plot providing 2.22 acres and fronts on to the coast.

The vendor will retain the land edged blue.

## Terms:

The estate is available for sale as a single lot that includes the estate road network linking the plots. Sale of individual plots will not be considered.

## Tenure:

Freehold subject to a single tenancy to Mr Ken Broad at Plot 8A.

## Planning:

Atlantic Trading Estate is allocated for class B1, B2 and B8 uses in the Vale of Glamorgan Adopted Unitary Development Plan. The design of any new development on the site must respect the context of the local natural environment and not adversely affect the adjoining Site of Special Scientific Interest. Due regard should also be paid to the risks of erosion, flooding and land instability given the site's coastal location. It is understood that the western edge of the site may be susceptible to flooding and it is therefore recommended that further advice is sought from the Environment Agency

## Service Charge:

There is a dual service charge arrangement in place for the management and up keep of service media and maintenance of roads and common areas, which the purchaser will inherit. There is a pro-rata occupational percentage system in place that dates prior to the vendor's ownership and an RPI indexed system which was introduced by the vendor. Further estate service charge information can be made available upon request.

## Estate Roads:

Legal title and all maintenance liability for the estate roads will pass to the purchaser on completion. The vendor will reserve a right of way for itself and the public over the estate roads to facilitate public access a proposed Waste Resource Park to be constructed on the land edged blue**,** subject to making appropriate contributions through the service charge.

Please note there is a Public Right of Way (across the coastal path), full details of this are provided in the technical pack.

## Technical Information Pack:

The vendor has produced a technical and legal information pack which is available on disc upon request.

## Viewing:

Strictly by appointment with sole agents, Knight Frank LLP. Please contact Owen Pritchard or Nicola Harris.

Tel: 029 2049 2492
Email: owen.pritchard@knightfrank.com
nicola.harris@knightfrank.com

**Subject to Contract June 2011**
Aerial photograph taken March 2011

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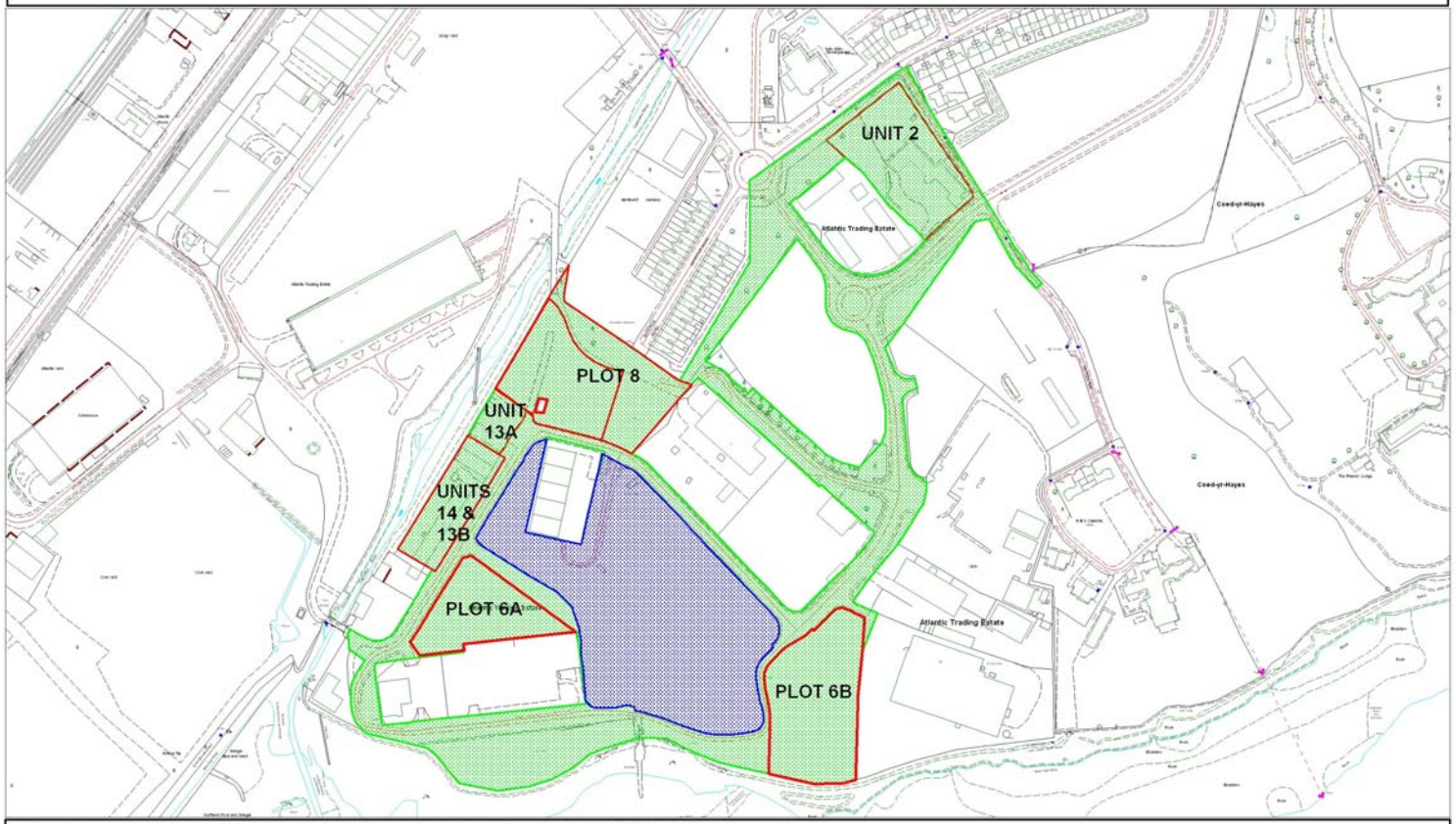


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**Estates Department**
**Civic Offices**
**Holton Road**
**Barry**
**CF63 4RU**

Scale 1: 3000

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|---|---|---|---|
| UNIT 2 | = 1.76 ACRES | UNIT 14 & 13B | = 0.94 ACRES |
| PLOT 8 | = 2.7 ACRES | PLOT 6A | = 1.3 ACRES |
| UNIT 13A | = 0.3 ACRES | PLOT 6B | = 2.22 ACRES |

VALE of GLAMORGAN
BRO MORGANNWG