



Development Plots For Sale

Cross Hands East Strategic Employment Site
Carmarthenshire

- ▶ Long Leasehold Terms
- ▶ For Sale by Private Treaty
- ▶ 12 Serviced Development Plots Available



Parth Twf
Cross Hands
Growth Zone

The Cross Hands East Strategic Employment Site is situated in Carmarthenshire and the Swansea Bay City Region.

This major employment site presents an outstanding opportunity:

- ▶ Consisting of 10 hectares of development land
- ▶ Modern business park environment in an exceptional location
- ▶ Excellent transport links with immediate access to the A48 / M4 road networks
- ▶ Promoting high quality developments
- ▶ Potential for financial support.



Planning

The Cross Hands East Strategic Employment Site has planning consent for B1 (Business) and B8 (Storage and Distribution) uses classes. Retail and Trade Counter uses are not permitted. Particular regard will be given to uses consistent with the wider objectives of the site, with a preference to uses within the following sectors:

- ▶ Advanced Manufacturing
- ▶ Creative
- ▶ Energy & Environment
- ▶ Agri-Food Technology
- ▶ Financial & Professional

All development proposals are to be presented for suitability and eligibility consideration by the Council before a Planning Application is submitted. All development proposals will require Planning Permission before a Lease can be granted.

Legal Costs

Each party will be responsible for their own legal costs associated with the purchase of the plots.

Tenure

Long Leasehold for a term of 250 years. The development plots will be sold via a Building Lease, requiring the buyer to:

- 1 Complete their site development within 12 months of the Lease being granted.
- 2 Pay for the plot as a Premium payment at the commencement of the Lease, or as an annual Ground Rent. Leases on a Ground Rent will be reviewed on a 5-yearly basis.

- 3 Pay a service charge contribution towards estate maintenance costs.

The Council reserves the right to sell the sites via competitive tendering in the event of multiple applications.



The Plots/Services

There are 12 plots immediately available ranging in size from 0.40 acres to 1.67 acres. Each plot has access to foul and surface water sewers, electricity, gas, and mains water. Dual broadband ducting has been incorporated to allow developers flexibility in their choice of supplier.

The development footprint is expected to cover 35-45% of each plot.

Cross Hands East Strategic Employment Site

- Key**
- Plots Available
 - Plots Sold

Description

Plot	Area hectares	Area acres
1	0.67	1.67
2	0.51	1.26
3	Sold	Sold
4	Sold	Sold
5	0.31	0.76
6	0.56	1.39
7	Sold	Sold
8	0.13	0.31
9	0.62	1.52
10	Sold	Sold

Plot	Area hectares	Area acres
11	Sold	Sold
12	Sold	Sold
13	0.47	1.15
14	0.28	0.70
15a	0.26	0.66
15b	0.45	1.21
15c	0.40	0.99
16	0.59	1.45
17	0.16	0.40

Location

The location of the site offers distinct advantages with easy access to the east and west along the A48 / M4 and to local population centres. The freight terminal at Pembroke Dock is only 60 minutes away and Bristol can be reached in 90 minutes.

The site is situated approximately 10 miles north of Llanelli and 15 miles west of Swansea along the M4 and A48. Journey times are typically 20 minutes from Carmarthen and Llanelli and 25 minutes from Swansea. Cardiff is approximately one hour.

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► www.carmarthenshire.gov.wales/home/business/development-and-investment



IMPORTANT NOTICE Subject to Contract & Availability: These particulars are intended to give a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and you should satisfy yourself by inspection or otherwise as to their correctness. Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer.



Average Drive Times

Birmingham	2h 50 min
Bristol	1h 40 min
Cardiff	1h
London	3h 25 min
Manchester	4h
Portsmouth	3h 15 min
Fishguard	1h 10 min
Pembroke Dock	55 min