alder king
PROPERTY CONSULTANTS

FOR SALE

Plot C5

Close to Junction 38 of the M4 Motorway,
Margam, SA13 2NW

Land extending to 1.36 acres
(0.55 hectares) approx.

Roadside development uses considered

Llywodraeth Cymru
Welsh Government

Red line is indicative only

Location

The Plot is located within Neath Port Talbot County Borough at the roundabout junction of the A4241 and A48, close to Junction 38 of the M4 Motorway and benefitting from excellent road transport links. The A4241 (Harbour Way) provides a direct link into Port Talbot.

Nearby occupiers include Tata Steel, Margam Green and Western Wood Energy Plants

M4	Railway station	Port Talbot	Bridgend
500 metres	2.5 miles	3 miles	10 miles

Promap
LANDMARK INFORMATION

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Plotted Scale - 1:7500. Paper Size - A4

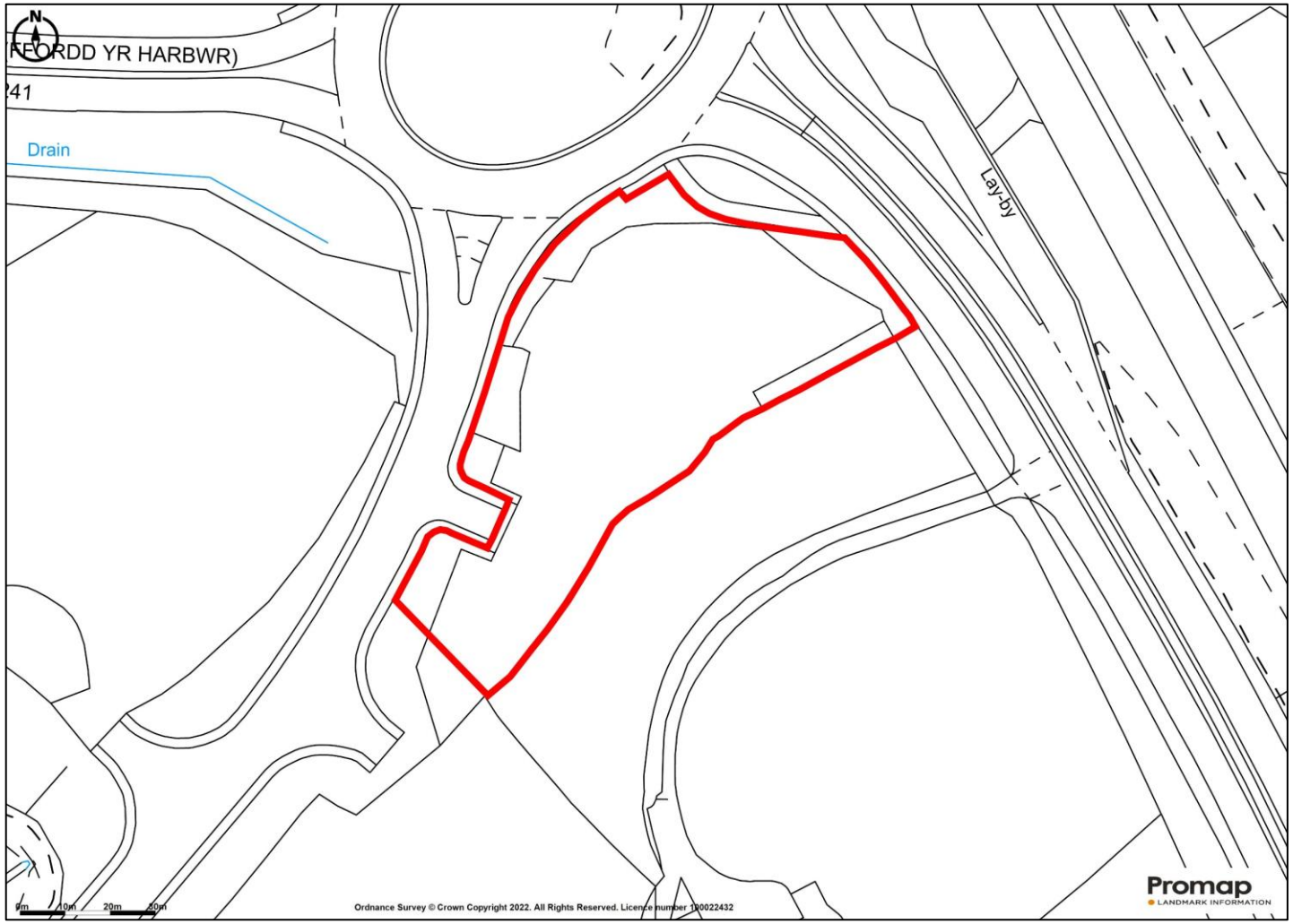
Accommodation

Description
A prominent plot of land fronting a dual carriageway and roundabout. It is irregular in shape with access into the plot already constructed.

Suitable for development for employment uses. Roadside / drive thru uses may be considered, subject to planning.

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.

Area	Acres	Hectares
Land	1,36	0.55



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

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.**

Tenure
The property is available to purchase freehold.

Purchase Price
We are seeking offers in excess of £500,000 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:

Alder King Property Consultants
18 Park Place
Cardiff
CF10 3DQ

www.alderking.com

AK Ref: OY/97162
Date: February 2025
Subject to Contract

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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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 adv ce from a specialist source.

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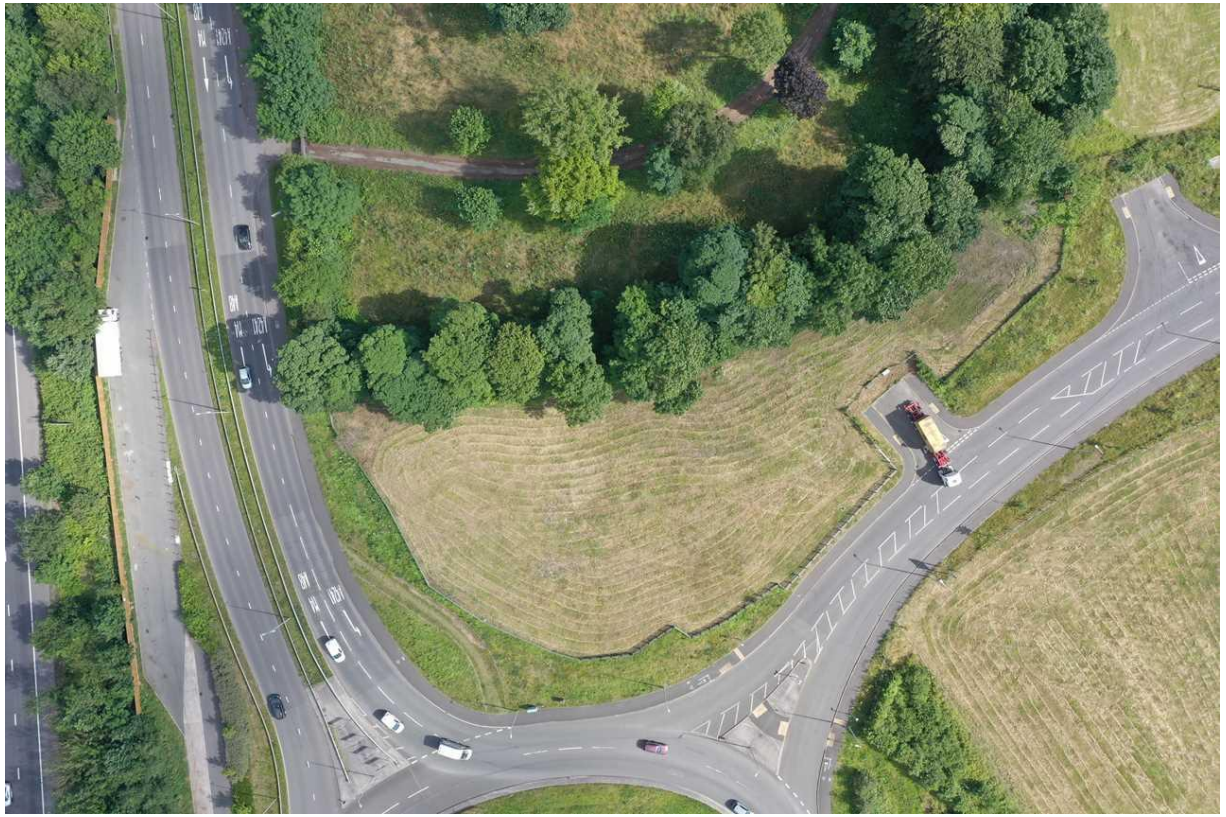
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