



alder king

PROPERTY CONSULTANTS

FOR SALE

YARD AT HAYES ROAD, BARRY

CF64 5SE

Industrial yard totalling approx. 3.59 acres (1.45 ha)

Indicative red line only

Location

The subject property is situated approx. two miles south-east of Barry town centre, in Sully, served by the B4267 and Hayes Road. Barry, which has a population of 55,000, is a town in the Vale of Glamorgan served by the A4226, A4055 and the A4050, which provides access to Junction 33 of the M4 Motorway via the A4232. The property is situated on the northern side of Hayes Road, in a predominantly industrial area.

Nearby occupiers include Dow Silicones UK, Bakelite Synthetics UK and Barry Training Services.

M4



9 miles north

A4232



5 miles north west

**Cardiff City
Centre**



9 miles

**Cadoxton
station**



2 miles



Promap License Number: AC0000813445

Accommodation

Description

The site is generally level and rectangular in shape, with the southern boundary fronting Hayes Road, the western boundary fronting an access road and the northern and eastern sides fronting industrial land and buildings.

The site is arranged as open storage land which is part concrete and part compacted surface, with concrete post / chain link fencing along the eastern boundary and steel palisade fencing around the other boundaries. The southern boundary is lit by lampposts.

Area	Acres	Hectares
Yard	3.59	1.45
TOTAL	3.59	1.45

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.





Planning | Price | Tenure

Planning

We are verbally advised that the accommodation has planning consent for B1, B2 and B8 use but any purchaser should make their own enquiries to the Planning Department of Vale of Glamorgan Council. Tel: 01446 700111 or www.valeofglamorgan.gov.uk

Business Rates

Interested parties should make their own enquiries to Vale of Glamorgan 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

Freehold - title no. CYM828275. We understand the site will be sold with vacant possession and the current tenant, Isotank (2010) Limited, is surrendering their lease.

Quoting Price

£575,000 exclusive of 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 agreement.

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 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:



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AK Ref: OY/AK/99312

Date: Feb 2024

Subject to Contract



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Important Notice

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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 advice from a specialist source.





