

Red line is indicative only

# LAND FOR SALE

## Margam Gateway

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

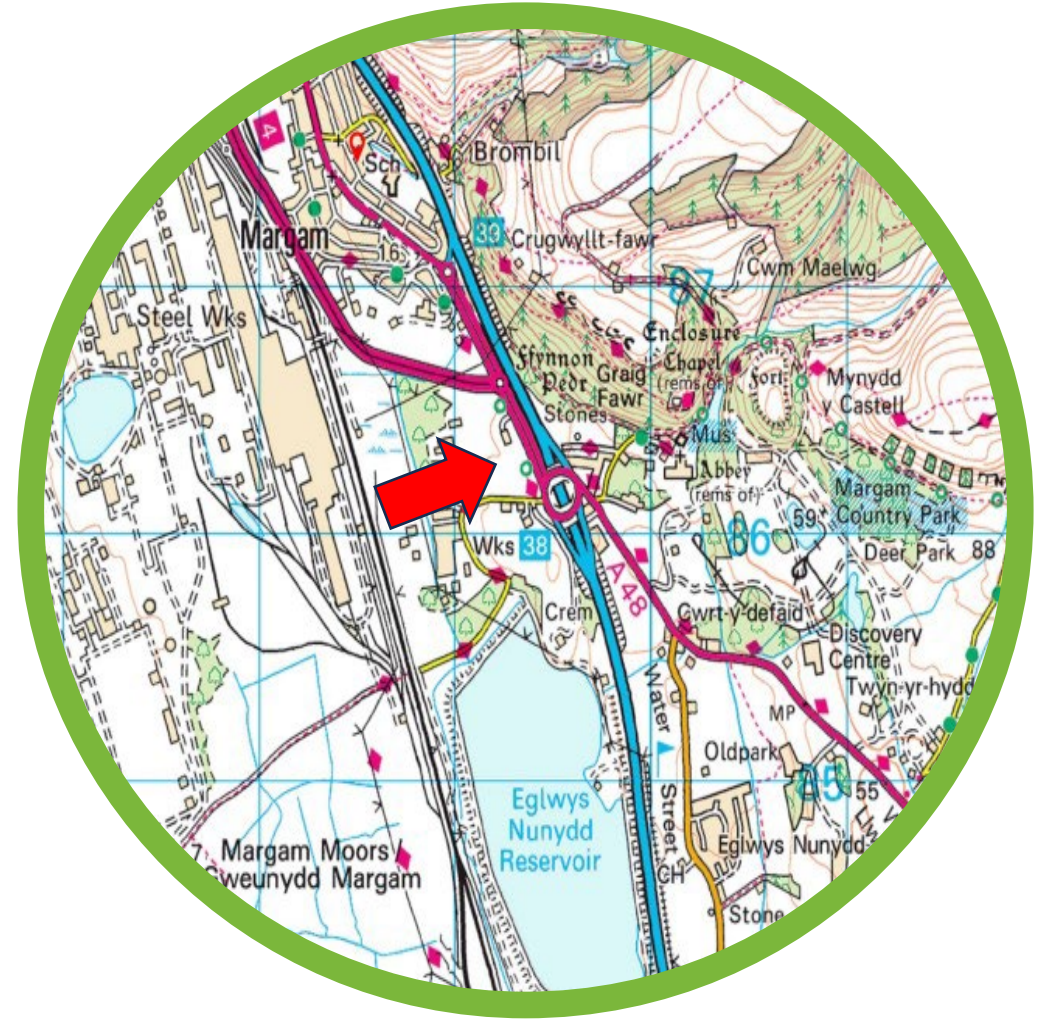
Plots from approx. 3.56 acres to 20.80 acres  
(approx. 1.44 hectares to 8.42 hectares)



# Location

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

Nearby occupiers include BOC Gas & Gear, Margam Green Energy Plant and Western Wood Energy Plant.



**M4**



500 metres

**Railway station**



2.5 miles

**Port Talbot**



3 miles

**Bridgend**



10 miles

For identification purposes only

**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:30000. Paper Size - A4

# Accommodation

## Description

The plots of land are prominently located next to the M4 Motorway at Junction 38. The land currently serves as agricultural land and is mostly flat. Road access has been created into the sites from the public highway.

## Services

We understand 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
Plot 1	3.56	1.44
Plot 2	17.24	6.98
<b>TOTAL</b>	<b>20.80</b>	<b>8.42</b>



# 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.

The site currently has planning consent for the development of a metal processing facility totaling 28,500 sq m of floorspace and comprising a powder processing plant, warehouse and office under reference number P2021/1255.

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](mailto: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](http://www.voa.gov.uk).

## Tenure

Freehold.

Title numbers WA931805 (Plot 1) and WA921647 (Plot 2).

## Purchase Price

We are seeking £100,000 per acre exclusive.

## 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 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](http://www.alderking.com)

**AK Ref:** OY/AK/SPEC

**Date:** July 2024

**Subject to Contract**



### Owen Young

029 2038 1996

07974 186 482

[oyoung@alderking.com](mailto:oyoung@alderking.com)



### Alex Kaine

029 2039 1468

07990 891 010

[akaine@alderking.com](mailto:akaine@alderking.com)

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### 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.

**PLOT 1**



**PLOT 2**

