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Land

1.08 Acres (0.44 Hectares)



FOR SALE

Plot G1, North Road,
Bridgend, CF31 3TP

Rare opportunity to purchase land / site at Bridgend Industrial Estate

- 0.8 acres (0.32 hectares)
- Strategic South Wales Location - Bridgend Industrial Estate
- Excellent road access - close proximity to M4 Motorway
- Suitable for Development / Storage - subject to planning





Size

1.08 Acres (0.44 Hectares)

Price

Offers in excess of £325,000 plus VAT

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Location

The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small ‘retail quarter’. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. Bridgend Industrial Estate is located mid way between Swansea and Cardiff with excellent road links to the M4 motorway via junctions 35 and 36.The site is situated to the north east of the estate with frontage onto North Road.

Connectivity

Road

A473	1 mile
M4 Junction 35	4 miles

Train Stations

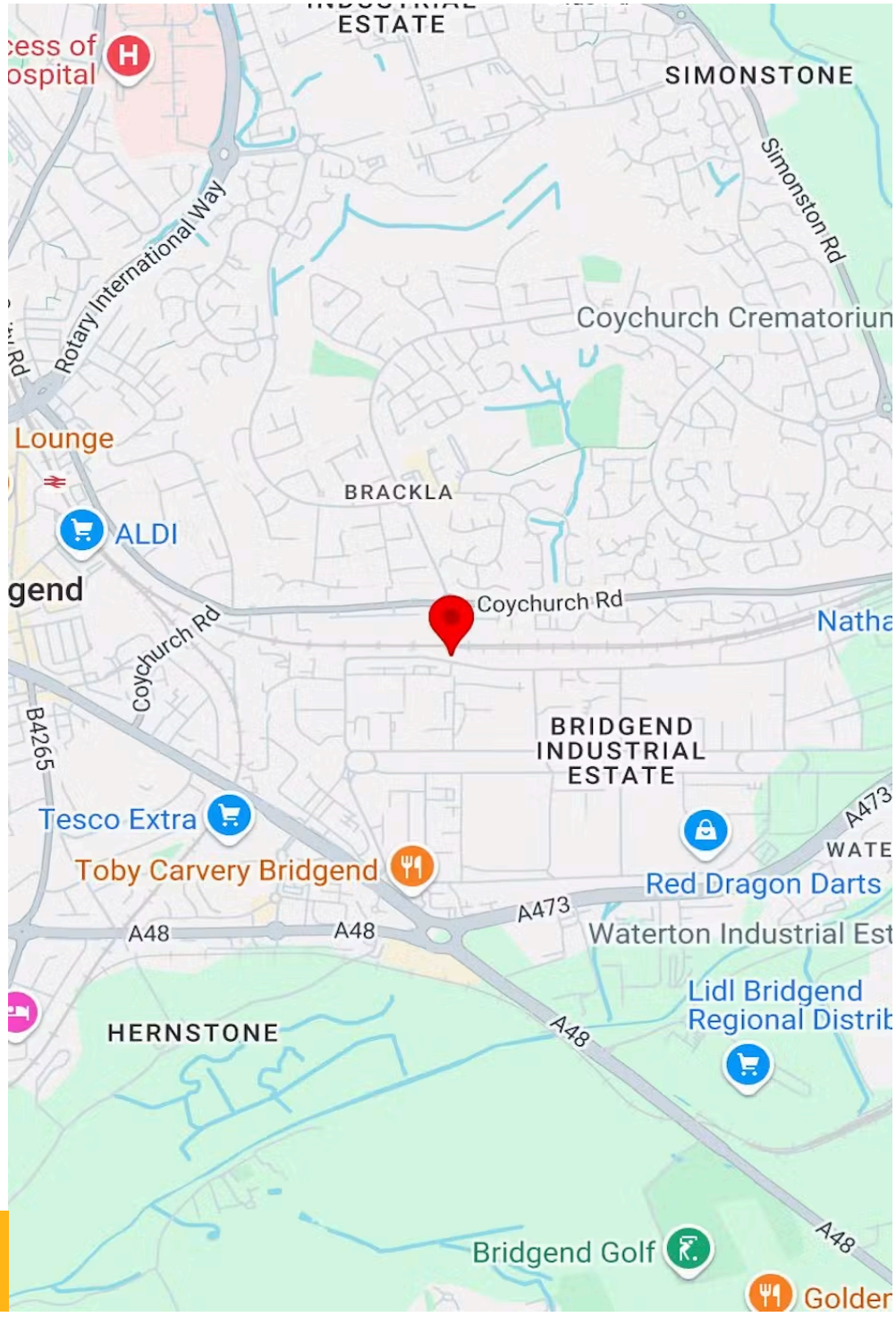
Bridgend Station	2 miles
Pencoed Station	4 miles

Airports

Cardiff Airport	18 miles
Bristol Airport	48 miles

Water

Port Talbot Docks	12 miles



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Description

Plot G1 is situated on the north eastern side of the estate with adopted frontage to North Road. Available by way of a new long leasehold (999 years) interest (peppercorn) with an obligation to contribute towards the overall estate service charge.

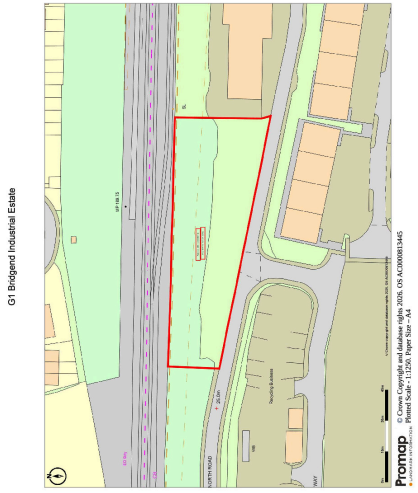
- The site is generally level and grassed.
- Interested parties to make their own enquiries / investigations with regards to services / utilities / drainage. (No connections at present).
- Planning – interested parties to make their own enquiries to Bridgend County Council.

Specification

EPC: EPC exempt - No building present

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Plot G1	47,045	4,371
TOTAL	**47,045**	**4,371**



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what3words
Plot G1

Terms

Available by way of a new long leasehold interest 999 years (peppercorn rent) with an obligation to contribute towards the overall estate service charge.

Price

Offers in excess of £325,000 plus VAT

Business rates

Rateable Value: n/a

Service charge

£2,751.50 per annum plus VAT for Budget Year End March 2027

Insurance

n/a

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - No building present

VAT

Applicable

Availability

Available Immediately

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Regulated by RICS

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All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement
In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.

23/09/2026