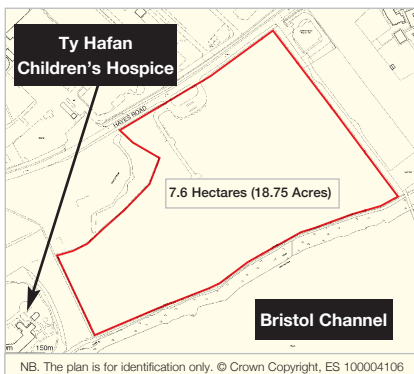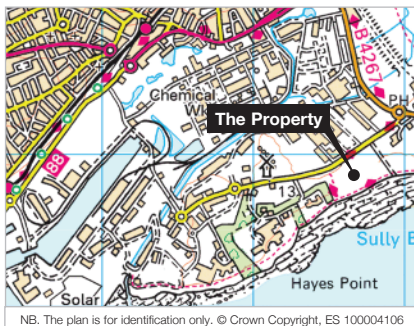# Sully
Hayes Road
Vale of Glamorgan
CF64 5SE

- **Freehold Vacant Development Site**
- Comprises a sea fronting site of some 7.6 hectares (18.75 acres)
- Development potential (1)
- Outline consent for B1 use
- The site is allocated for employment in the LDP

Vacant

Site Entrance

The Property

NB. The plan is for identification only. © Crown Copyright, ES 100004106

Ty Hafan Children's Hospice

7.6 Hectares (18.75 Acres)

Bristol Channel

NB. The plan is for identification only. © Crown Copyright, ES 100004106

Sully Village

Beechwood College

Ty Hafan Children's Hospice

Hayes Road

NB. The photograph is for identification only.

Tenure
Freehold.

Location
Sully is located between Penarth and Barry, in the Vale of Glamorgan. The site is situated 7 miles to the south-east of Cardiff, the capital city of Wales. The M4 Motorway (Junction 33) is located ten miles to the north via Port Road and the A4232 dual carriageway. The town also benefits from regular rail services to Cardiff.

The property is situated on the south side of Hayes Road, approximately 1.5km west of the village of Sully.

Occupiers close by include Ty Hafan Children's Hospice, Beechwood College, ABP Barry, Dow Corning, Hexion UK Ltd, Jewson, Cabot, Navigator and Barry Power Station.

Description
The sea facing property comprises a self-contained site of some 7.6 hectares (18.75 acres).

Planning (1)
The site is allocated for employment in the Vale of Glamorgan Local Development Plan 2011-2026 as site MG 9(7) for Use Classes B1 and B8. The LDP was adopted in June 2017 and this also highlights the potential use of certain employment sites for sustainable waste management (Policy SP8).

Outline planning permission was granted 12th February 2014 for uses within class B1 of the Town&Country Planning (Use Classes Order 1987) subject to conditions.

Ancillary uses within other use classes may be possible, subject to planning.

The site lies adjacent to a coastline SSS1 and we are informed that a two hectare area of land must be retained to provide a buffer between development and the coastline. The buffer is to take the form of a 50m wide landscaped site.

Tenancy
The entire property is offered VACANT.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
We are advised an EPC is not required.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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