

KEY EXECUTIVE SALES

Asking Price £795,000 Land on North Side of Port Road, Port Road, Rhoose, Barry CF62 3BT











- 6.59 acres (2.67 hectares) of predominantly level land, offering ample space for development or commercial use.
- The site is designated for employment use (B1, B2, and B8) within the Vale of Glamorgan Local Development Plan (LDP),
- Serviced site, with access to essential utilities, including mains electricity and water
- Gateway Development Zone of the Bro Tathan/Cardiff Airport Enterprise Zone
- Located just 0.5 miles from Cardiff Airport
- The site offers significant development potential, subject to obtaining the necessary planning permissions.

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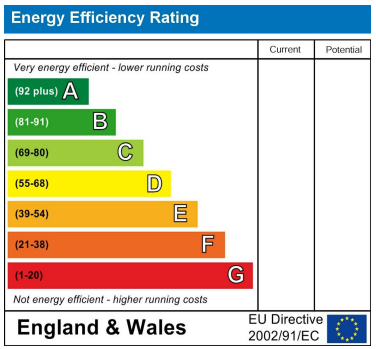
The property extends to approximately 6.59 acres (2.67 hectares) of predominantly level land. Currently, the site is utilized as a smallholding, comprising a mix of hardstanding areas, grassed sections, and various outbuildings. Notably, the site benefits from substantial frontage onto the main road, offering excellent visibility and accessibility. This location is ideal for a wide range of potential commercial or development opportunities.

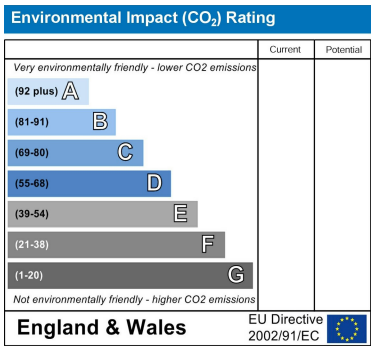
The property is strategically located along Port Road, situated approximately 0.5 miles to the east of Cardiff Airport, 2 miles to the west of Barry, and around 12 miles to the south-west of Cardiff city center. Junction 33 of the M4 motorway is located 12 miles to the north, providing excellent access to key transport links.

The site benefits from its proximity to several important landmarks and developments. It is immediately adjacent to the Celtic International Hotel and directly across from Model Farm, a site earmarked for a significant 110-acre business park development by Legal and General. This planned development will offer up to 1.7 million square feet of B1, B2, and B8 commercial space, further enhancing the area's appeal as a prime business location.









Key Executive Sales
02920 489 000 | info@keyexecutivesales.co.uk |www.keylet.co.uk |117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863
@keyexecutivesales

