

## ESTATE RECORD

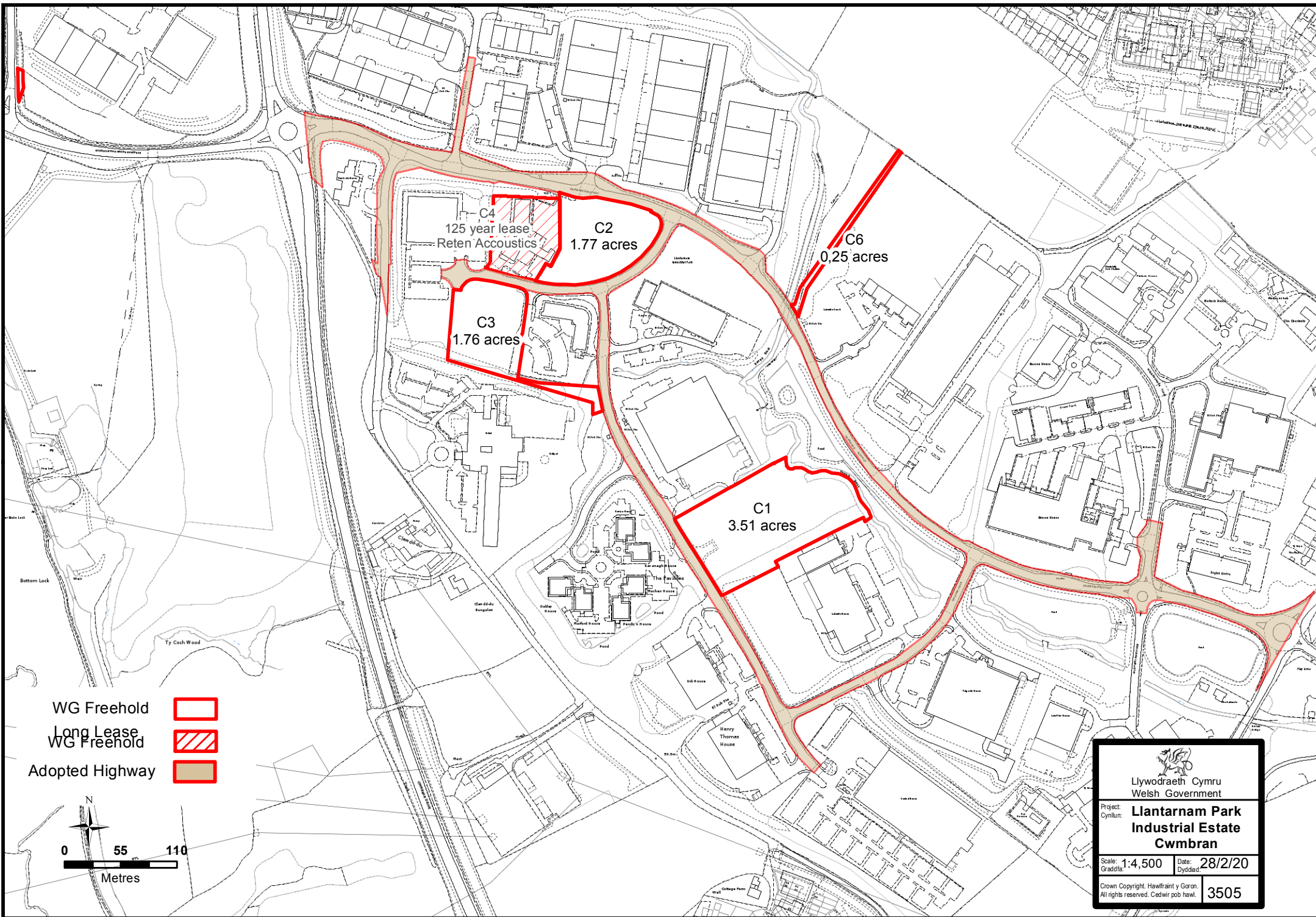
**Llantarnam Park Industrial Estate  
Cwmbran  
Monmouthshire**

**South East Wales**

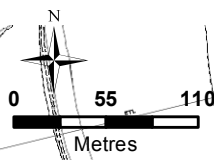
**Estate Code 3505**

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|                                            |                                                                                                                                                                                                                                                                                                                          |            |                  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|
| LOCATION                                   | The estate lies some 3 miles north of junction 26 of the M4 motorway. The main estate road links the A4042 with the A4051, which leads into Cwmbran town centre a mile to the north.                                                                                                                                     |            |                  |
| SITE                                       | Total gross acreage                                                                                                                                                                                                                                                                                                      | 3.51 acres | Cat C 3.51 acres |
| DESCRIPTION                                | The estate straddles Llantarnam Park Way with most of the development having taken place to the north of this road. The current holding on this estate comprises sites let on ground or premium leases. The remainder of the property is land held for future development, arranged as a single employment land parcels. |            |                  |
| FLOOR AREA                                 | N/A                                                                                                                                                                                                                                                                                                                      |            |                  |
| SERVICES                                   | All main services are available.                                                                                                                                                                                                                                                                                         |            |                  |
| TENURE                                     | Freehold                                                                                                                                                                                                                                                                                                                 |            |                  |
| TOWN PLANNING<br>& HIGHWAYS                | The sites are allocated for employment uses in the Torfaen LDP. Planning application submitted for new South Wales Police HQ on plots C2 / C3. Possible ecological issues on Plot C1.                                                                                                                                    |            |                  |
| LOCAL AUTHORITY                            | Torfaen County Borough Council                                                                                                                                                                                                                                                                                           |            |                  |
| CAPITAL VALUE<br>AS AT<br>28 FEBRUARY 2020 | <u>Freehold / Short Leasehold</u><br><br>Category A            £Nil<br>Category C            £200,000<br><br>C1                        £200,000                                                                                                                                                                          |            |                  |



WG Freehold  
Long Lease  
WG Freehold  
Adopted Highway





Llywodraeth Cymru  
Welsh Government

Project:  
Cynllun:

**Llantarnam Park  
Industrial Estate  
Cwmbran**

Scale: 1:4,500  
Graddfa:

Date: 28/2/20  
Dyddiad:

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**3505**