VALE of GLAMORGAN
BRO MORGANNWG

IQ SOUTHERN
DEVELOPMENT SITE

For sale on the instructions of
Vale of Glamorgan Council

DEVELOPMENT OPPORTUNITY

The Innovation Quarter,
Barry Waterfront, CF62 5QN

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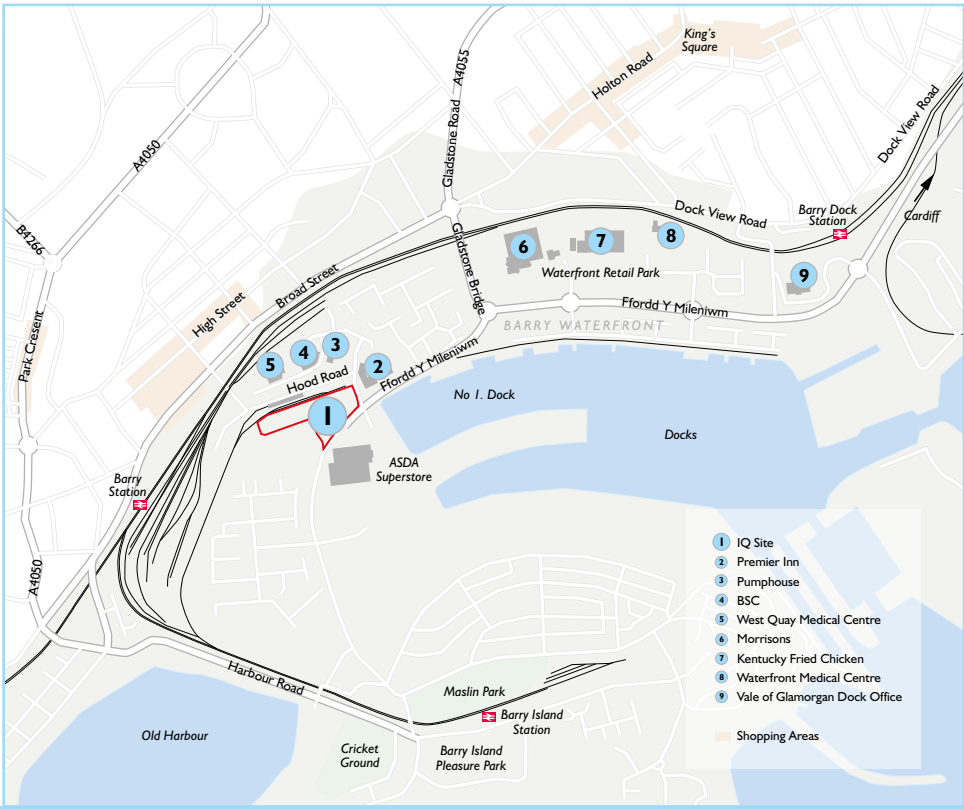
LOCATION

Barry is a coastal town approximately 14km (9 miles) southwest of Cardiff. The site occupies a prime location at the heart of the Innovation Quarter, a 19 acre mixed use development, south west of the town centre within the Barry Waterfront regeneration area.

The site is strategically situated at an important highway junction on the main spine road which connects the Waterfront to Barry Island seaside resort. Nearby occupiers include an ASDA supermarket, Premier Inn, Brewers Fayre restaurant, the award winning Grade 2 listed Hydraulic Pump House conversion, the Business Services Centre and the West Quay Medical Centre.



Barry Waterfront, CF62 5QN

DESCRIPTION

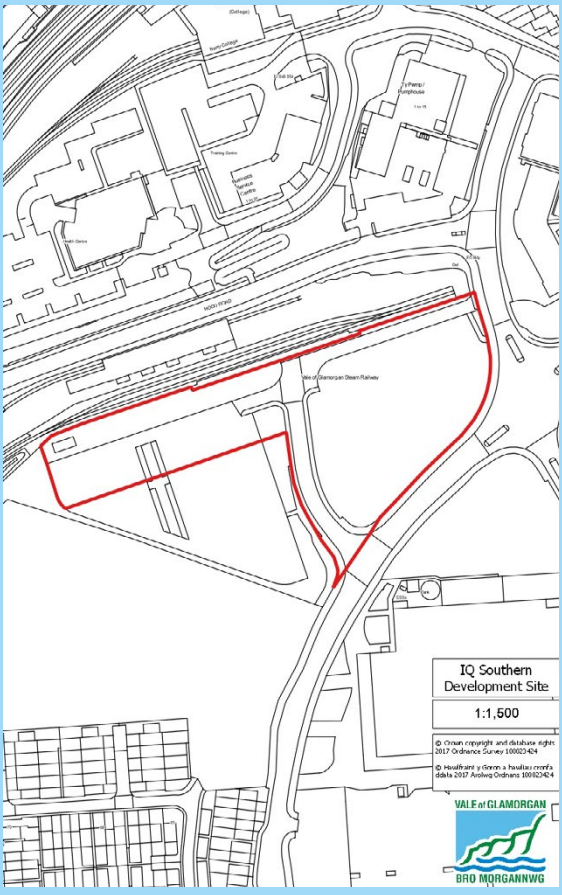
The property is a vacant site comprising approximately 1.1 hectares (2.8 acres) of former industrial land.

PLANNING

The site is being offered to the market with the aim of securing a mixed use development comprising two or more of the following uses:

- Food and Drink (Use Class A3),
- Business (Use Class B1),
- Financial and Professional Services (Use Class A2),
- Non Residential Institutions (Use Class D1),
- Assembly and Leisure (Use Class D2),
- Shops (Use Class A1 as an enabler),
- Residential (Use Class C3 as an enabler),
- Live/Work (as an enabler); and
- Market.

Design quality is very important to our client who will favour imaginative developments of a high standard of sustainable design that must fit in with the client's indicative mixed use master plan vision for the Innovation Quarter, aimed at creating an urban quarter with a strong sense of place as set out in the Strategic Brief: Guide for Bidders.



METHOD OF SALE

The site is offered for sale by way of an informal tender on the basis of the terms and conditions set out in the Strategic Brief: Guide for Bidders.

Tenders are to be submitted in the manner prescribed within the brief and delivered to the Head of Legal Services, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF63 4RU in an official tender envelope by **12 noon on Friday 24 November 2017**.

A copy of the Strategic Brief: Guide for Bidders, tender form and official envelope will be made available to prospective purchasers on request.

TENURE

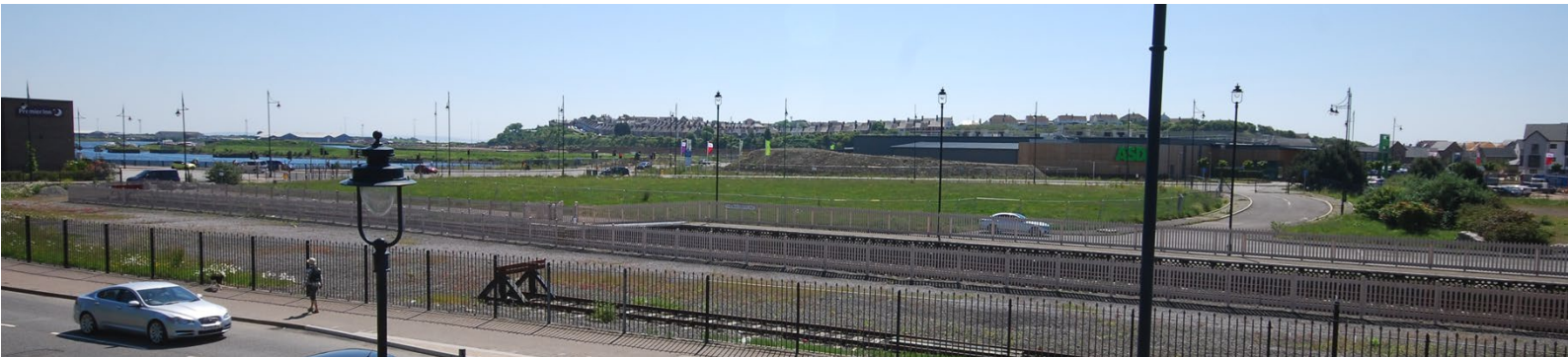
999 year lease.

PURCHASERS COSTS

The purchaser will be required to pay the Council's reasonable legal and surveyor's fees up to a maximum of £5,000.

VAT

VAT will be payable on the purchase price.



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JLL

FURTHER INFORMATION

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