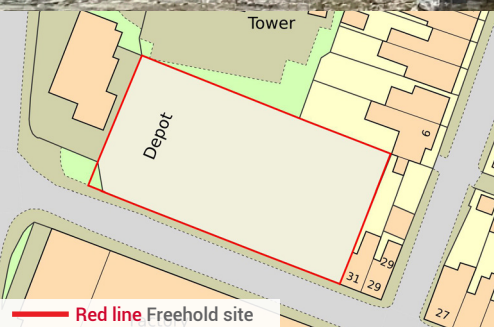


33 Church Street

| Pontardawe | Swansea | SA8 4JB |

Lambert
Smith
Hampton

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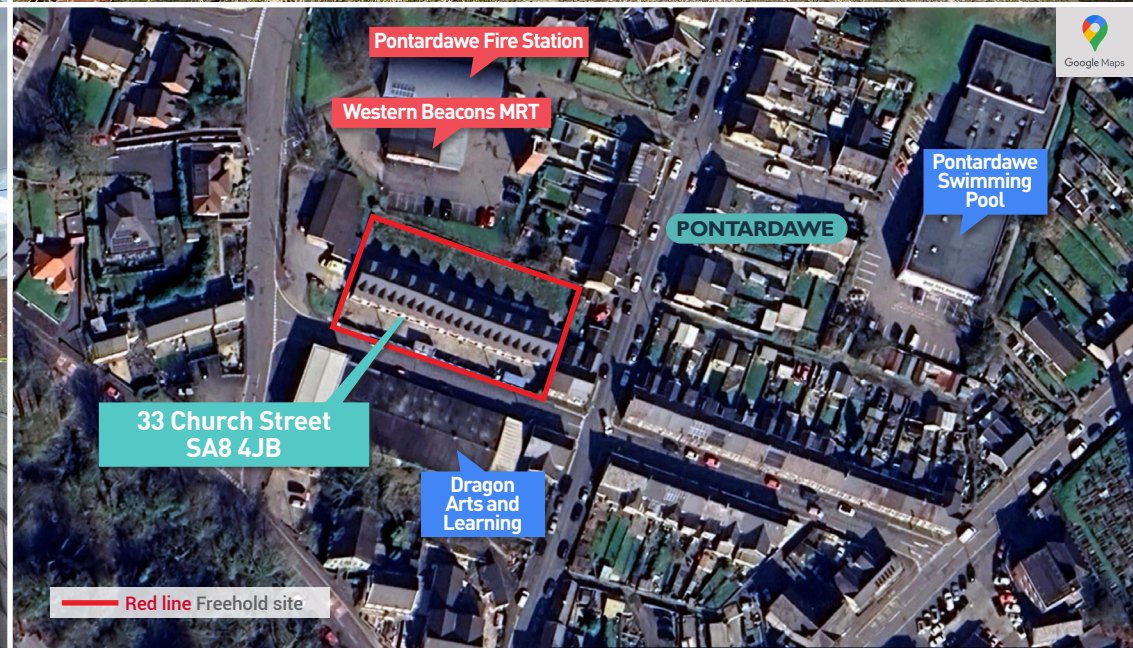


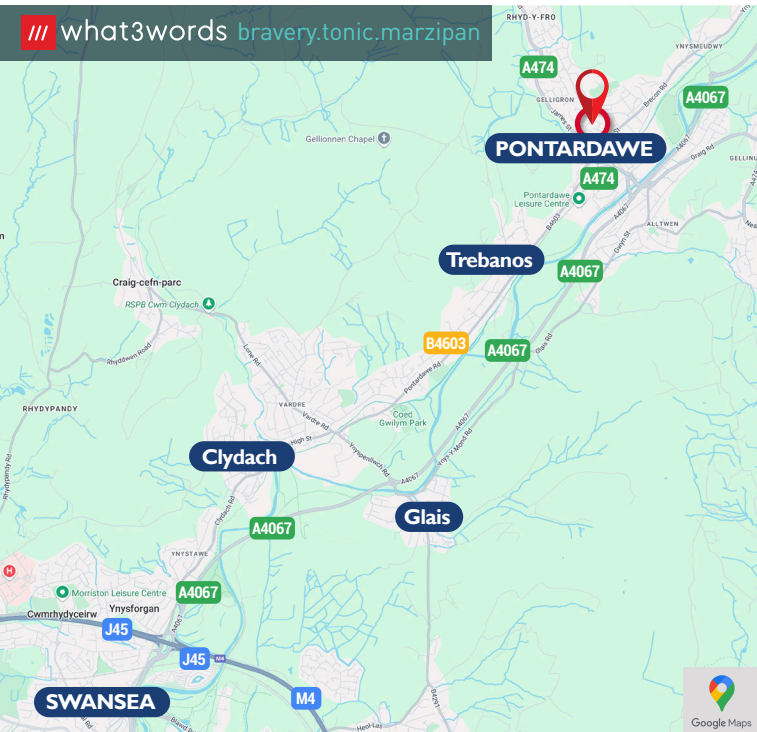
OPPORTUNITY SUMMARY

- ✓ 0.45 acres (0.18 ha) freehold site
- ✓ Part built residential development site
- ✓ Vacant possession
- ✓ 10 x 3 bedroom terraced dwellings
- ✓ Asking price of **£900,000**

FOR SALE – PART BUILT RESIDENTIAL DEVELOPMENT SITE

On behalf of Joint LPA Receivers





Location & Situation

The site is situated along Church Street in an established residential location in Pontardawe.

Pontardawe offers good transport routes with the A474 being less than 1 mile east of the property which offers direct routes to Ystradgynlais and access to the A40 which provide access to Brecon and Llandovery. Junction 45 of the M4 motorway is 6 miles south west of the site which provides access to Bridgend, Cardiff and Newport. Swansea Enterprise Park is also 6 miles south west of the site and is comprised of a number of commercial occupiers some of which include Tesco Extra, ASDA, Oak Furnitureland, Dobbies Garden Centre, KFC and Home Bargains to name but a few. The Enterprise Park not only offers a number of national retail occupiers due to its retail parks but also accommodates a number of professional occupiers including JCP Solicitors, HM Land Registry, Bevan & Buckland LLP and Handelsbanken.

Description

The site extends to approximately 0.45 acres (0.18 ha), and comprises 10 part built 3 bedroom residential dwellings.

Planning permission for the development was granted in March 2016, to review this application it can be found on **Neath Port Talbot Council's planning portal** under reference **P2015/0851**. There is also associated documentation and plans on there, we note that there are two other associated applications with the site under **P2021/0302 and P2022/1039**.

We recommend that interested parties conduct their own enquiries with the relevant bodies.

Utilities

We have not been able to ascertain if services are connected to the site, we have assumed that all mains services can be accessed off Church Street but advise parties to make their own enquiries.

Viewing and Further Information

Viewing strictly by prior appointment.

Please contact:

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Sale on behalf of the Joint LPA Receivers

The properties are being marketed for sale on behalf of Joint Law of Property Act Receivers therefore no warranties or guarantees in any respect, including in relation to title and/or VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting.

Tenure

Freehold title held under **WA518709** and will be sold with Vacant Possession.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Proposal

Asking price of **£900,000 [Nine Hundred Thousand pounds]**.