

# FOR SALE

3 Bedroom, Semi-Detached Property



46 Sycamore Crescent, Baglan, Port Talbot, SA12 8PL

Informal Tender Bids to be received by 12pm, 12th November 2021

Guide Price £110,000

## ACCOMODATION

GIA: 83m<sup>2</sup> (893 ft<sup>2</sup>) approx.

- Sought After Location
- Close To Local Amenities And M4 Motorway
- 3 Bedrooms
- Separate Living And Dining Room
- Good Size Rear Garden

**For further information, contact:**  
Mollie Goatson  
Neath Port Talbot Council,  
The Quays, Neath, SA11 2GG

Tel: 01639 686687  
Email: [m.goatson@npt.gov.uk](mailto:m.goatson@npt.gov.uk)



# 46 Sycamore Crescent, Baglan, Port Talbot, SA12 8PL

## Opportunity

46 Sycamore Crescent, Baglan is surplus to the requirements of Neath Port Talbot County Borough Council and interested parties are invited to submit tender bids for the freehold interest.

## Location

The property is situated in a quiet cul-de-sac in a sought after residential location in Baglan, Port Talbot

Nearby Towns:

Town Centre	Miles
Port Talbot	2.6
Neath	5.5
Swansea	7
Bridgend	17
Cardiff	36

## Tenure

Freehold with vacant possession.

Land Certificate CYM313768 is available with the Technical Information Pack.

## Accommodation

The house is a 3 bedroom semi-detached property of traditional construction.

The property comprises of the following accommodation:

Ground Floor: Living Room, Kitchen, Dining Room

First Floor: 3 Bedrooms, Bathroom, WC

Please refer to the scale plan included within the Technical Information Pack for measurements and layout of the property.

## Grounds and Parking

Pedestrian access is available at the front of the property.

There is on-street parking available on the road fronting the property.

The property benefits from a reasonably sized enclosed front and rear garden.

## Services

We are advised that all main services are connected to the premises but any purchaser must satisfy themselves independently as to the state and condition of such items.

The Council does not guarantee the integrity of the services nor does it warrant that the services are in working order.

## Planning

The most recent use for the property has been as a residential Minimum Support Unit by Neath Port Talbot Social Services.

A planning application has been submitted to change the use of the property to C3 Residential.

It is for the prospective purchaser to ensure that any alternative proposals are acceptable to the Local Planning Authority. Any interested parties requiring information about the property's existing use or possible alternative uses should contact the Local Planning Authority direct.

## Condition of Property

The prospective purchaser will be given the opportunity to inspect the property and carry out any non-intrusive surveys that they consider appropriate.

The prospective purchaser will be deemed to have purchased the property in its existing condition and subject to all defects whether latent or otherwise. The Council gives no warranty, express or implied, as to the state and condition of the property.

## Rights of Way, Easements and Wayleaves

The property is sold subject to and with the benefit of all existing rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements, or wayleaves; whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

## Business Rates/ Council Tax

The Council's Council Tax team will verify what, if any, rates are currently payable on the property (Contact Tel No: 01639 686188).



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## Fixtures & Fittings

The Council reserves the right to remove any of the fixtures, fittings, memorials and furnishings prior to completion.

No specific schedule has been prepared. However, the potential purchaser will be allowed to inspect the property before exchange of contracts and all items within the building and on the land, including any structures together any associated fixtures and fittings will be included.

## Method of Sale

Tender documentation is available on request from Mollie Goatson on 01639 686687 / [m.goatson@npt.gov.uk](mailto:m.goatson@npt.gov.uk).

Prospective bidders should submit their tender offer before 12pm, 12th November 2021.

The Authority is not obliged to accept offers, including the highest offer, for the sale of the property.

The Council may issue amendments to clarify or modify the tender document. A copy of each amendment will be issued to all persons who have formally requested tender documentation. Any amendments will become part of the tender documents.

Any offers transmitted by e-mail or facsimile cannot be accepted.

The Council reserves the right to take up financial (and other) references.

Neither the Council nor its advisors will be liable for any costs incurred by third parties through the preparation of a tender bid.

## Energy Performance Certificate

The energy performance certificate can be provided on request.

## Fees

The successful purchaser / leaseholder will be responsible for the Council's surveyor's fee of either £1,000 or 2% of the sale price, whichever is the greater, together with the Council's reasonable legal fees.

## Viewing Arrangements

For further information or to arrange an inspection, please contact:

Mollie Goatson  
Neath Port Talbot County Borough Council  
The Quays  
Brunel Way  
Baglan Energy Park  
Neath  
SA11 2GG

[01639 686687/m.goatson@npt.gov.uk](mailto:01639 686687/m.goatson@npt.gov.uk)

[www.npt.gov.uk](http://www.npt.gov.uk)

## Fees

1. These particulars are for guidance purposes only and are expressly excluded from any part of any contract. Any measurements given are indicative only.

2. Any prospective tenant must satisfy themselves by inspection or otherwise as to the condition of the property.

3. Neath Port Talbot County Borough Council, including its Agents or any other person within its employment, does not give any representation or warranty in relation to the land described herein.

4. None of the Statements contained in these Particulars is to be relied on as a statement or representation of fact.

5. The Ordnance Survey mapping included within this document is provided by Neath Port Talbot County Borough Council under licence from the Ordnance Survey in order to fulfil its public function.

6. The particulars contained herein, do not constitute an offer or a contract. Furthermore, they will not form part of any subsequent offer or contract.

