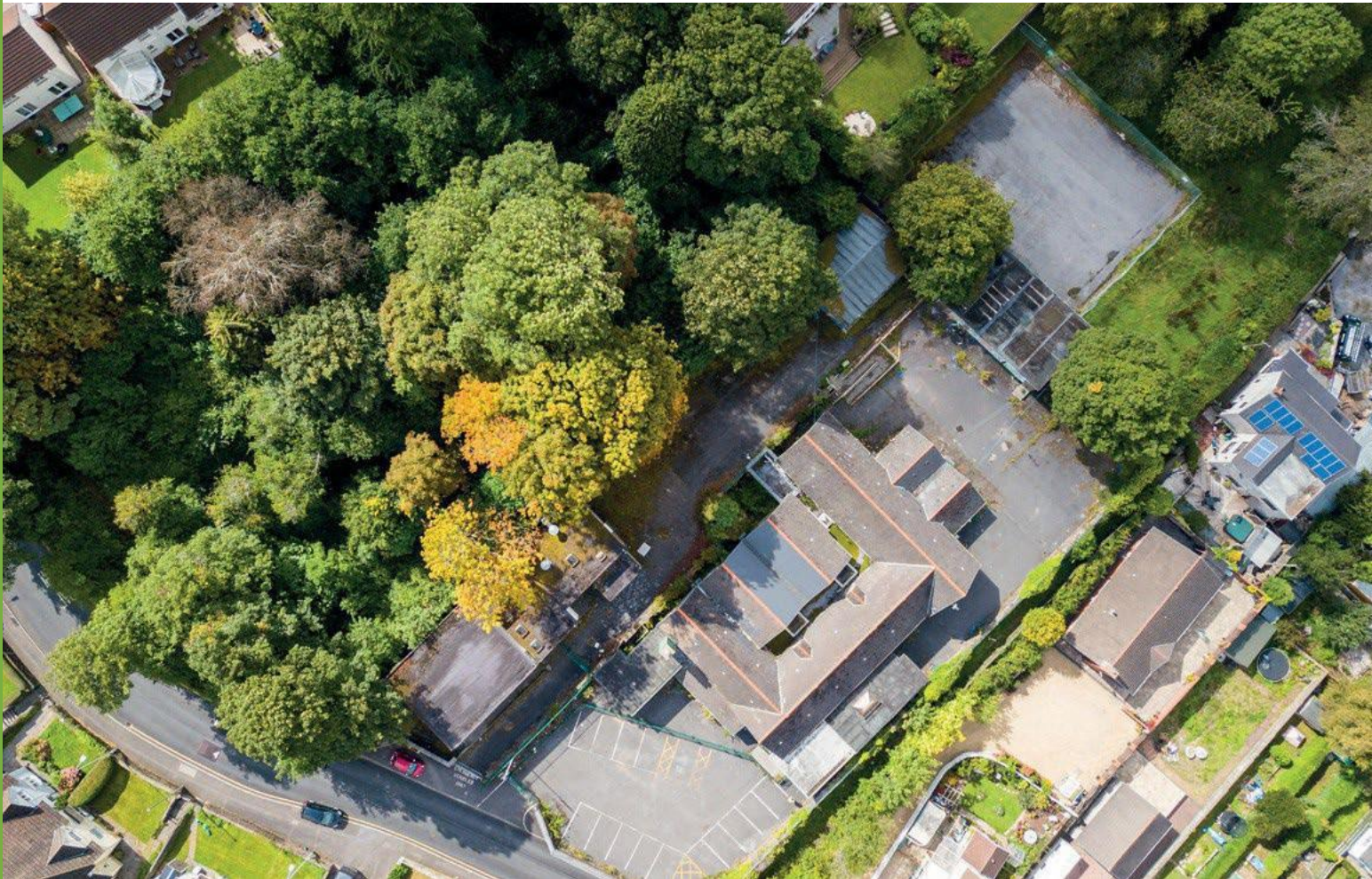


FOR SALE

DEVELOPMENT OPPORTUNITY
FORMER GOWERTON PRIMARY SCHOOL
MOUNT STREET, GOWERTON, SA4 3EL



Residential Development Potential (Subject to Planning)

Popular Residential Location

Approximately 0.98 ha (2.42 acres)

Freehold with Vacant Possession

For Sale by Informal Tender by 12:00 pmon Friday 30th August 2024



Location

The property fronts Mount Street and is located in a predominantly residential area of mixed dwelling types within Gowerton Village. All expected services and amenities are within the immediate vicinity including a railway station. The M4 Motorway, Junction 47 is approximately 4 miles from the subject site and Swansea City Centre is approximately 6 miles from the site. The Gower Peninsular, the UK's first Area of Outstanding Natural Beauty is a few miles from the site also.

Description

The Site

The gross area of the freehold property extends to approximately 0.98 ha (2.42 acres) of which approximately 0.37 ha (0.9 acres) is woodland, which is affected by Tree Preservation Orders under TPO 573 and TPO 655.

The Buildings

The property is in a dilapidated state and it is anticipated that the buildings illustrated on the site plan will be demolished to enable redevelopment of the site.





Planning

The existing use of the property falls within Use Class D1 of the Town & Country Planning (Use Classes) Order 1987.

The Swansea Local Development Plan (LDP) 2010-2025 was adopted on the 28th February 2019. Under the provisions of the Planning (Wales) Act, the Swansea LDP forms the statutory development plan for the Council. Together with the national plan, it will be used as the primary material consideration to inform decisions on planning applications and development proposals.

In order for the LDP to be achieved, proposal maps have been produced. Having reviewed the proposal map for Gowerton it illustrates the subject site and woodland adjacent is included in the "CV2 Development in the Countryside" category.

A copy of the council's pre-application response (Feb 2018) is available via the data room, but we recommend that interested parties rely on their own planning enquiries and form their own assessment of the nature and scale of development that could be achieved.

A previous planning application has been submitted under reference 2022/0746/FUL.

An overage clause will be placed on the woodland area adjacent to the primary school. Further information on this will be available in our data room.

We advise that interested parties rely on their own planning enquiries and form their own assessment of the nature and scale of development that could be achieved.

Tenure

Freehold with Vacant Possession.

Utilities

It is understood that the property benefits from all mains utilities. However, no enquiries have been made with utility companies regarding the supply or capacity of mains services.

Rates

The property is listed on the 2023 rating list but the Rateable Value has been reduced to £0 on the basis that there is no demand for a primary school exists.

The property will be re-assessed should the buildings be re-occupied or redeveloped.

We recommend all interested parties make their own enquiries

EPC

A copy of the EPC's are held within our data room.

Data Room

An information pack has been prepared and is available to interested parties upon request.

Method Of Sale

We are seeking unconditional bids for the freehold interest in the Property based on the existing use.

We are inviting offers by way of an informal tender and request that bids are submitted no later than 12pm on Friday 30th August 2024.

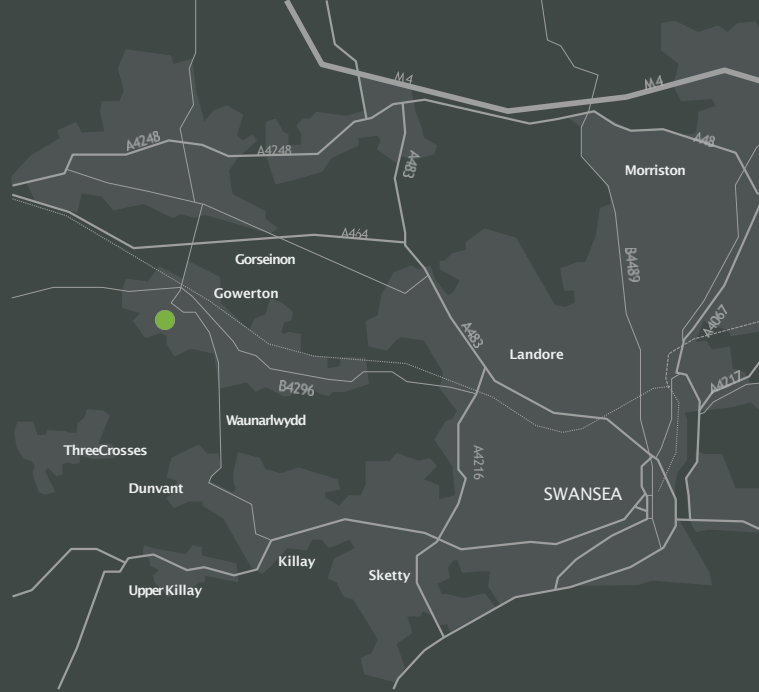
The Vendor reserves the right not to accept the highest or indeed any bid. If an offer is accepted the vendor is seeking a 28 day completion.

VAT

VAT will not be charged on this transaction.

Buyer's Premium

A Buyer's Premium of £6,000 plus VAT will be payable by the Purchaser to cover the Vendor's marketing costs, legal and professional fees.



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(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
(iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
(vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectation they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.