

## Woodlands Dynevor Road, Skewen, SA10 6TW

**Offers In The Region Of £132,500**

House and land. The Site has been cleared vastly already throughout and ready to start your new project. There are Two options on site -

Option 1: Refurbish and extend existing house with detached garage (architectural drawings available) Ideal Forever home, holiday let or AirBNB with small holding which is a great investment.

Option 2: Demolition of existing house and design your own new build, Previous Full planning (outline) for your new build forever home with small holding.

## Development site plan of existing



Planning approved Measurement For new build below

-

New build Executive House - 11m x 12m  
Plus Garage / Annex 7m x 7m  
Planning reference: P2020/0555

## House



Architect drawings are available to view.  
Planning reference: P2020/0555

### Option 1

Refurbish and extend existing house with detached garage (architectural drawings available)  
Ideal Forever home, holiday let or AirBNB with small holding which is a great investment.

### Option 2

Option 2 - Demolition of existing house and design your own new build, With Full planning (outline) approved for your new build forever home with small holding.

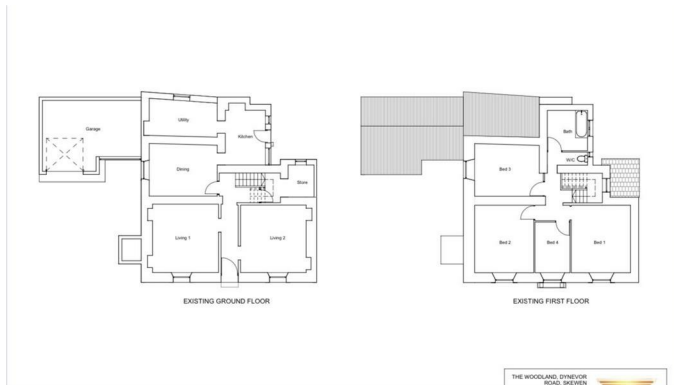
Planning approved Measurement For new build below

-

New build Executive House - 11m x 12m  
Plus Garage / Annex 7m x 7m

\*\*\*\*PLANNING LAPSED MARCH 2024\*\*\*\*\*

## Architect drawings



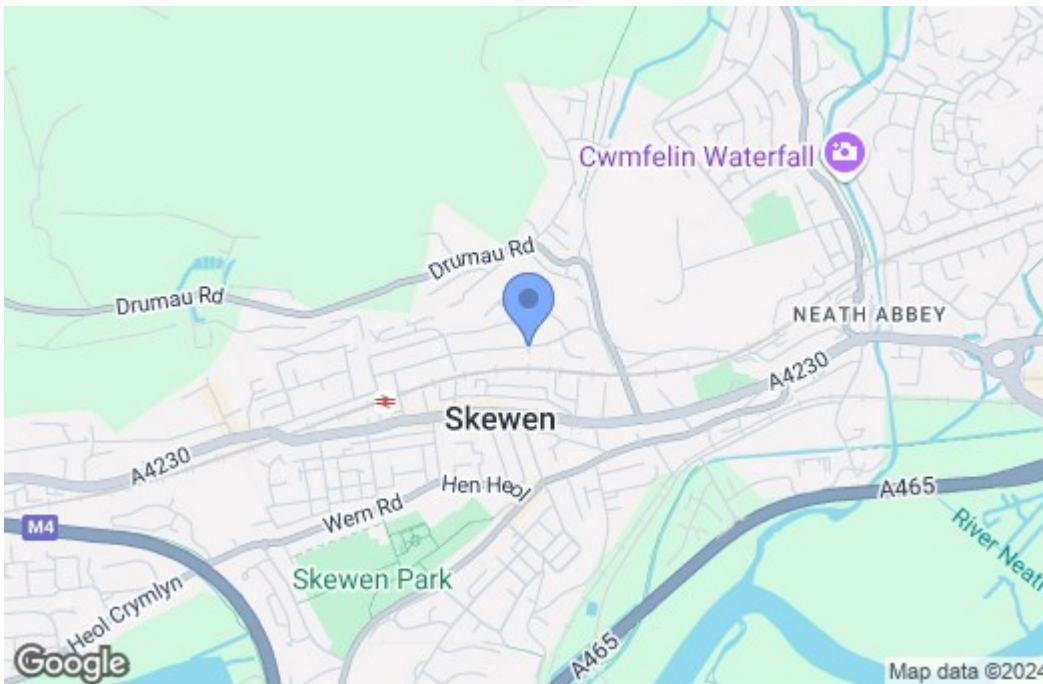
## View from the top access



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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