



Building Plot
adjoining 78 Church
Road

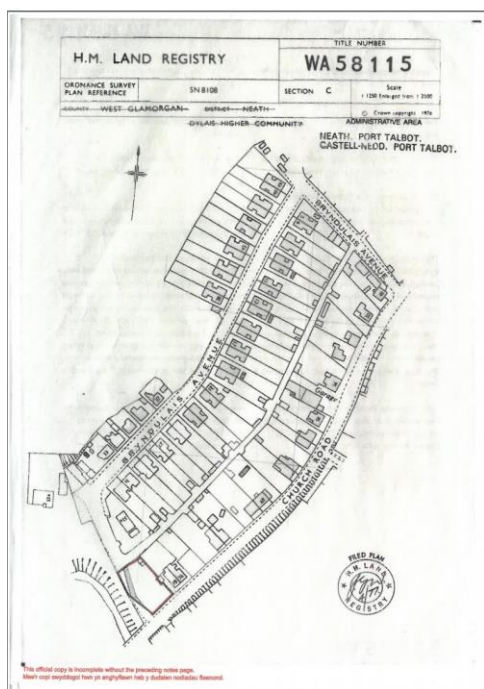
Seven Sisters, SA10 9DT

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Building Plot adjoining 78 Church Road

Asking price
£60,000



A spacious building plot in semi-rural surroundings to the south of the village of Seven Sisters in the Dulais Valley adjoining the A4109 Neath to Seven Sisters road a short travelling distance from the town of Neath, junction 43 of the M4 motorway, the A465 Neath – Abergavenny Trunk Road, the A4067 Swansea – Brecon Road and all local centres of employment and recreation including the Brecon Beacons National Park.

The Plot, which has approximate dimensions of 69ft (21 metres) frontage to Church Road and a depth of 121ft (37 metres) enjoys the benefit of full planning permission for a detached house with a detached double garage granted by Neath Port Talbot County Borough Council, subject to conditions, on the 19th March 2019 – Reference No. P2019/0052 – the Planning Permission and Plans can be viewed online. There is vehicular access to the front of Church Road and vehicular access to the proposed double garage at the rear off Bryndulais Avenue.

Rights, Powers and Easements

The Land is sold subject to and with the benefit of all rights including, Rights of Way, whether public or private, light support, drainage, water and electricity supplies and other rights and obligations and easements and quasi easements and restrictive covenants and all existing proposed wayleaves or masts, pylons, stays, cables, drains, gas or other pipes, whether referred to in the stipulations, particulars or conditions of sale or not, and to the provisions of the County or Local Authority.

Plan and Particulars

The plan used in conjunction with these Particulars is reproduced by permission of H.M. Stationery Office and is published for convenience only. The Plan and Particulars of the property and these general remarks are believed to be correct, but are not guaranteed to any error, or omission or mis-statement shall not annul the Sale, nor shall it entitle either party compensation, or in any circumstances give ground for an Action at Law.

Tenure

Freehold

Services

All main services
Council tax band
EPC Rating SAT NAV users, please use SA10 9DT

Directions

SAT NAV users, please use SA10 9DT

Viewing strictly by
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