



# OPPORTUNITY FOR A 40 BEDROOM CARE HOME DEVELOPMENT IN NEATH, PORT TALBOT

PLANNING CONSENT GRANTED

LAND AT FORMER BRITON FERRY HEATH CENTRE, HUNTER STREET, BRITON FERRY, NEATH, PORT TALBOT, SA11 2SF

**Promap**  
LANDMARK INFORMATION

# Opportunity

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- Opportunity for a 40 bedroom care home development (C2 Use)
- Vacant site which has been cleared for development
- Planning consent granted
- c. 0.66 acre site
- Located in the town of Briton Ferry, Neath Port Talbot, between the River Neath and Briton Ferry Forest
- Within easy distance of town amenities including convenience store, Tesco Express and chemist
- Anticipated GIA of c. 2,023 sq m, equating to approximately 51 sq m per resident
- Wet rooms provided to 100% of bedrooms
- Situated c. 3.7km from Aberavon Beach, with views over Swansea Bay
- Within 500m of the A474 and the A48, which provides connection to the nearby M4
- c. 11.5 km to Swansea
- c. 6.2 km to Port Talbot
- c. 180 m to the nearest bus stop
- c. 700 m to Briton Ferry train station
- c. 1.5 km to Waterside Medical Practice
- c. 5 km to Neath Port Talbot Hospital

# Location

Briton Ferry is a town situated in the county of Neath Port Talbot, Wales. Central Swansea is located c. 11.5 km to the west and the centre of Port Talbot is c. 6.2 km to the south east. The site has close proximity to desirable community amenities including a library, convenience store, food outlets, public houses, chemist, Tesco Express, community hub, and train station.

To the east of the town lies Briton Ferry Forest, a wooded area with hiking trails and views over the surrounding area. Across the River Neath, which forms the western town boundary, is Swansea Bay Golf Course and the Monkstone Cruising and Sailing Club. Aberavon Beach is c. 3.7 km to the south and overlooks Swansea Bay.

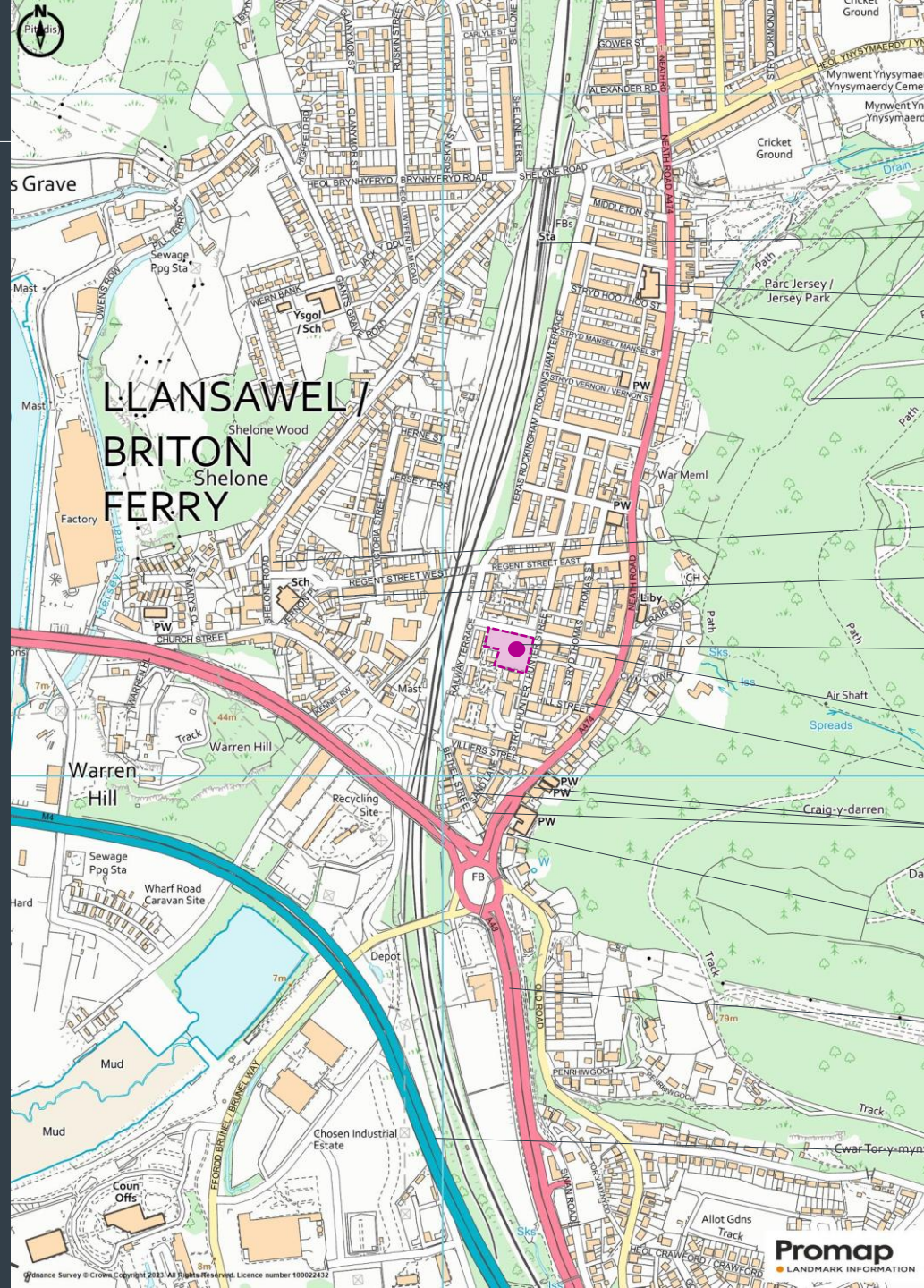
Briton Ferry benefits from close proximity to several main roads and is well connected to the local area:

- The A474 is c. 160m to the southeast and provides direct access to Neath c. 3.4 km to the north
- The A48 is c. 450 to the south of the site. It joins Junction 42 of the the M4 northbound and junction 42 of the M4 southbound in Port Talbot
- The M4 is an arterial route providing connections from Swansea to central London and passing through major towns and cities including Cardiff, Newport, Bristol, Swindon and Reading.

The nearest bus stop is c. 180m to the south east and is serviced by the 87, 900, 901, 902, X5 Cymru Clipper and 202 bus routes to destinations including Neath, Margam (Tollgate Park) and Swansea.

Briton Ferry train station is c. 700m to the north and provides regular services to Cardiff Central and Swansea.

Waterside Medical Practice is c. 1.5 km to the southwest and provides GP services. Neath Port Talbot Hospital is c. 5km to the southeast.



Briton Ferry train station

Library

Tesco Express

Briton Ferry Forest

Public House

Community Hub

Consented 40 bedroom care home development (C2)

Chemist

Convenience Store

Public Houses

A474: northbound to Neath

A48: Northbound to M4 and A438; southbound to Port Talbot

M4: Northbound to Junction 42, Swansea and Neath; southbound to Port Talbot and Bridgend

# Site

The site extends to c. 0.66 acres and is situated in a residential area of Briton Ferry.

Formerly the site of a Health Centre, the eastern part of the site is now vacant and cleared for development. The eastern part of the site comprises of green space incorporated into the site to provide exterior amenity space.

To the south and west of the site are existing residential dwellings and associated gardens.

The northern boundary is formed of Ritson Street. Access to the site is granted from Hunter Street which forms the eastern boundary and has been retained in the consented drawings.



# Planning

Planning consent was granted in August 2017 by Neath Port Talbot Council for the 'demolition of existing Health Centre (Class D1) and construction of a two-storey detached 40-bed Nursing Home (Use Class C2) with associated parking and engineering works, plus enhancement of existing Public Open Space to the West.'

Planning reference: P2017/0662

Subsequently, planning approval was granted in March 2019 for the 'Variation of Condition 2 (List of Approved Plans) of Planning Permission P2017/0662 granted on 24/08/17 to permit the reduction in size of the rear wing due to sewer easements, plus changes to doors and addition of entrance canopy, plus agree Conditions 4 (Landscaping); 6 (Drainage); 7 (Construction Method Statement); 8 (Land Contamination); 9 (Levels); 11 (External Materials); 12 (CCTV Cameras); 13 (Cycle Store); 14 (Screening) and 15 (Means of Enclosure).'

Planning reference: P2019/0017

A non-material I amendment was granted in March 2019 for 'to vary the wording of Condition 5 and 14 of Planning Permission P2019/0017 to permit the demolition of the existing building prior to the submission of soil sampling'. Planning reference: P2019/0258

Planning approval was granted in November 2020 for 'Details to be agreed in association with Conditions 5 and 14 (Contaminated Land Reports) of Planning Permission P2019/0017 granted on 04/03/19'. Planning reference: P2020/0158

Details of the planning application can be viewed at the [Neath Port Talbot Council](#) website.

# Consented care home scheme

Planning consent has been granted for a 40 bedroom care home (Use Class C2) with a consented GIA of 20,23 sq m, equating to c. 51 sq m per resident. The bedrooms will be accommodated over the ground and first floor.

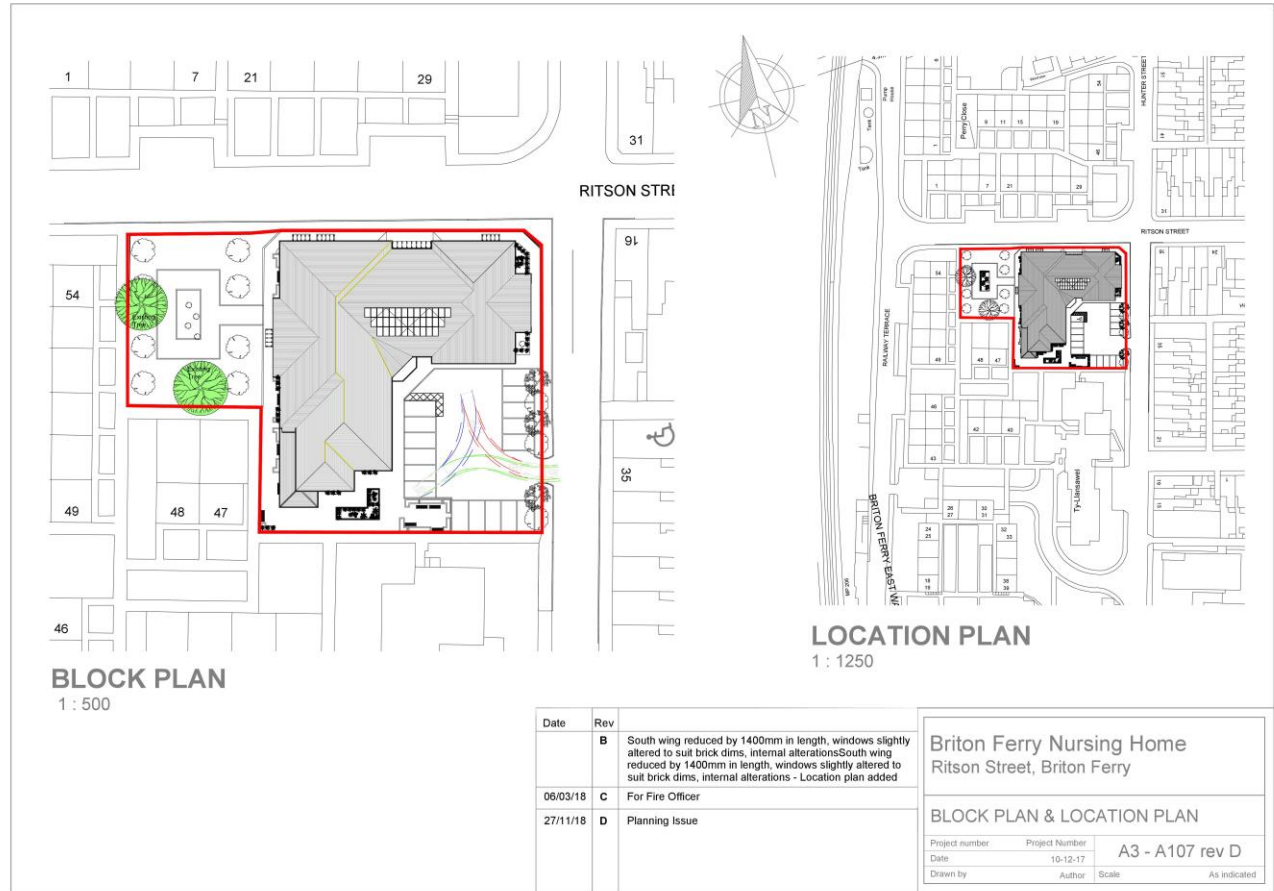
The care home will be accessed from a secure lobby on the ground floor with a reception. A communal dining room and lounge will be situated opposite the reception and the 15 en suite bedrooms will be arranged into two wings on either side. The catering kitchen, plant, laundry, treatment room, assisted bathroom, assisted WC and stores will also be housed on the ground floor.

On the first floor of the care home will be 25 en suite bedrooms, central communal lounge and dining room, quiet room, rehabilitation room, office, treatment room, assisted, staff amenities, bathroom, assisted WC and stores.

Drawing are inclusive of lift access to the first floor.

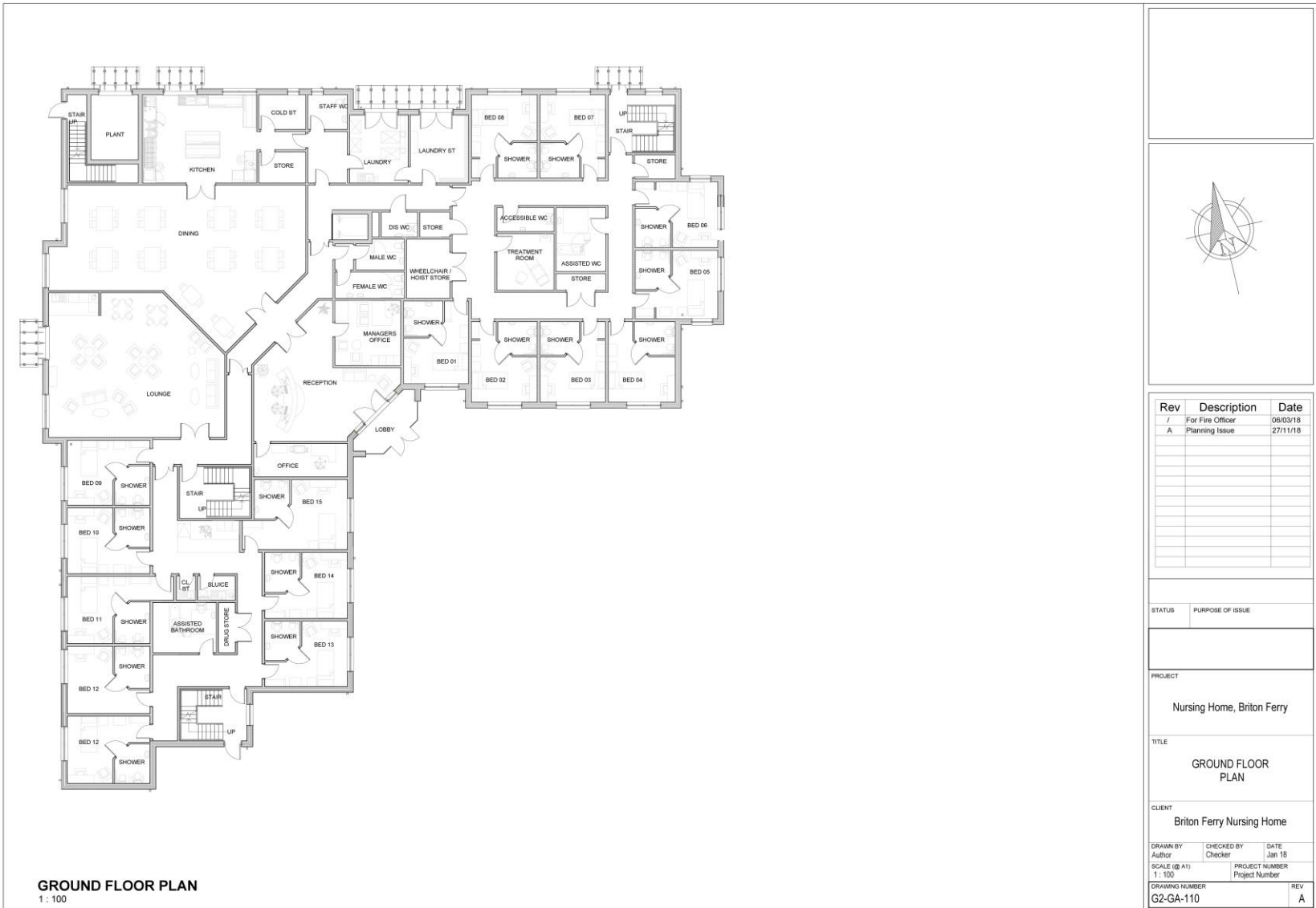
Externally, provision has been made for a 16 space car park, inclusive of one blue badge parking bay, Access to the care home will be granted from Hunter Street.

A secure landscaped garden will be accessible from doors opening from the lounge, where a paved walkway will lead to a lawned garden with existing trees, new planting and a central seating area.

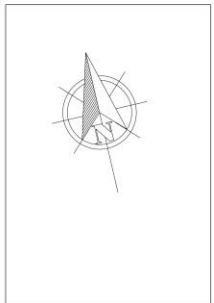


# Proposed ground floor plan

Floor plans and drawings can be downloaded from the dropbox on page 8.



**GROUND FLOOR PLAN**  
1 : 100



Rev	Description	Date
1	For Fire Officer	06/03/18
A	Planning Issue	27/11/18

STATUS      PURPOSE OF ISSUE

PROJECT  
**Nursing Home, Briton Ferry**

TITLE  
**GROUND FLOOR PLAN**

CLIENT  
**Briton Ferry Nursing Home**

DRAWN BY Author	CHECKED BY Checker	DATE Jan 18
SCALE (A1) 1 : 100	PROJECT NUMBER Project Number	
DRAWING NUMBER G2-GA-110	REV A	



## Offers

Offers are invited for the freehold of the site with the benefit of planning consent P2017/0662.

## Additional Information

[CLICK HERE](#) for a dropbox of further information including:

- Floor plans
- Supporting Documents
- Decision Notices

## VAT

To be confirmed by our client.

## Contacts

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