

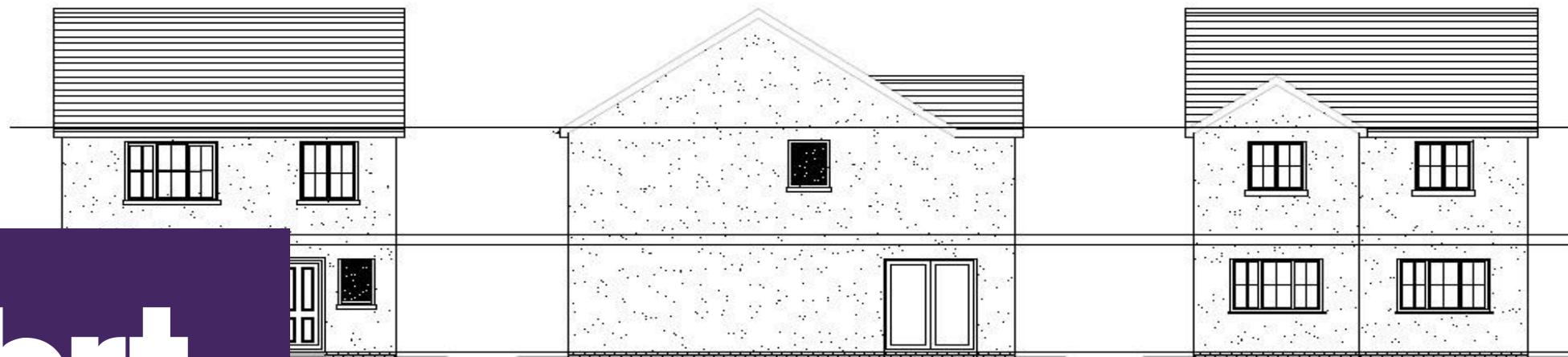
hrt
herbert r thomas

Building Plot
Adjacent 24 Talbot
Road
Skewen

Neath

SA10 6BR

hrt.uk.com

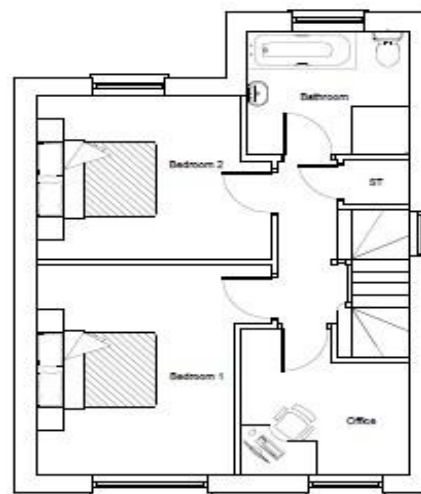


Side Elevation 1:50

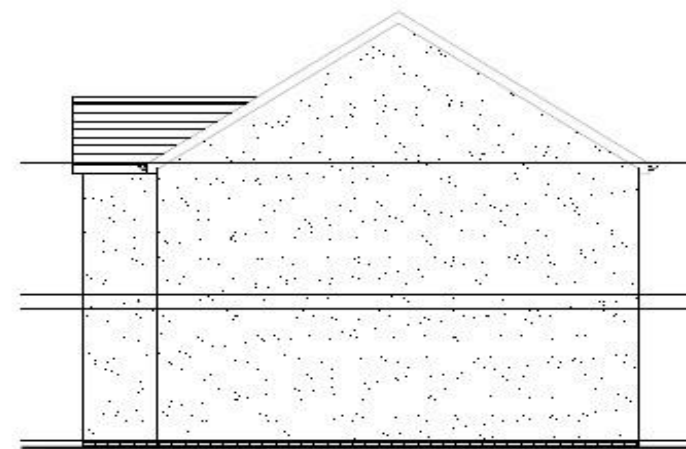
Rear Elevation 1:50



Ground Floor Plan 1:50



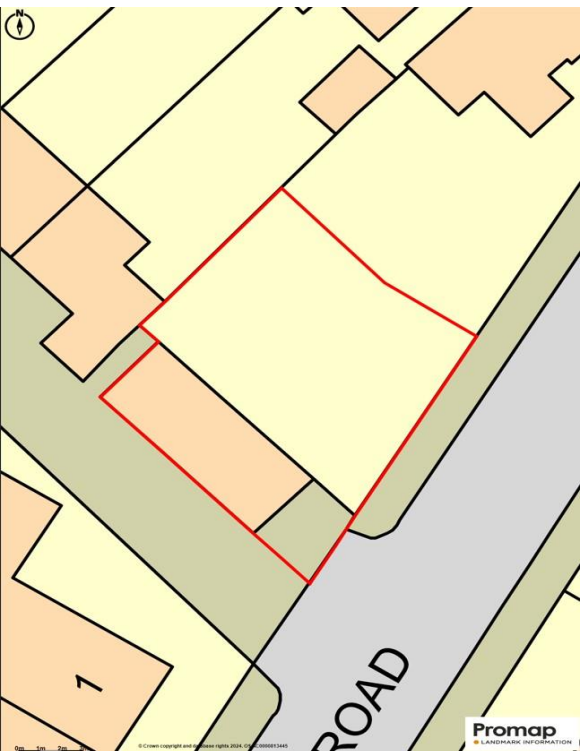
First Floor Plan 1:50



Side Elevation 1:50

Building Plot Adjacent 24 Talbot Road

Asking price £62,500



A building plot situated in an old established residential area on the outskirts of Skewen within walking distance of the main retail area of New Road, a short travelling distance from junction 43 of the M4 motorway convenient for the town of Neath, the City of Swansea and all local centres of employment and recreation.

The plot, shown edged red on the attached plan, has frontage to Pale Road of 47.5ft (14.5m) and maximum depth of 43ft (13.2m).

Detailed Planning Permission was approved by Neath Port Talbot County Borough Council, subject to Conditions, on 7th December 2016 (Planning Reference No. P2016/0830).

The planning permission was for a two storey detached dwelling with accommodation comprising, to the ground floor: entrance hall, cloakroom, living room, kitchen/dining area with patio doors to side exterior

First Floor: two bedrooms, office, bathroom and WC; externally: two parking spaces.

To date, the Vendor has implemented the Planning Permission by carrying out various works including the provision of block paved driveways and boundary walls.

Consideration has been given to the provision of a three storey dwelling with accommodation comprising the ground floor as described above, the first floor: two bedrooms, one with ensuite, office, bathroom and WC and the second floor a third bedroom with ensuite.

This proposal would be subject to Planning/Building Regulation Approval.

Tenure

Freehold

Services

All main services available

Directions

SAT NAV USERS SA10 6BR

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926



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