



For Sale

PROMINENT DEVELOPMENT OPPORTUNITY

Army Reserve Centre, West Cross, The Grange, Mumbles, Swansea

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YOUNG**

Size

Circa 4.7 acres (1.90 ha)

Location

Mumbles, Swansea

Immediate Area

**Mixture of residential and
Mumbles High Street**

Alternative Use Potential

**Potentially suitable for a
variety of alternative
uses, subject to planning -
including residential,
residential care home,
retail foodstore, etc**

Proposal

**Offers invited on a
conditional or an
unconditional basis**



Opportunity Overview

Prime development site situated in a highly desirable suburb of Swansea in a well regarded sought after location.

Located within close proximity of Mumbles High Street the site offers the potential for a variety of alternative uses, subject to obtaining satisfactory planning, including residential care facility, residential development and/or retail uses.

For sale with offers invited.

Site Location

Mumbles is a headland tip in Wales situated to the South of Swansea in Swansea Bay area and is an established predominantly residential part of Swansea City. The area is a popular tourist location with a long sweeping frontage into Swansea Bay and Mumbles Pier and Lighthouse to the Southern tip.

Mumbles High Street is made up of a strong mix of regional occupiers comprising local greengrocers, butchers, gift shops and coffee houses together with a number of public houses. Mumbles Road provides further retailer presence including Co-op food store and a number of restaurants. Further along Mumbles Road is the well established Verdi's restaurant and numerous public walkways and park areas, together with a number of council operated car parks.

The subject site is positioned to the Northern end of Mumbles within close proximity of the High Street, located at the West Cross junction on Mumbles Road.

Recent development completed near to the site includes the construction of high value residential.

Site Description

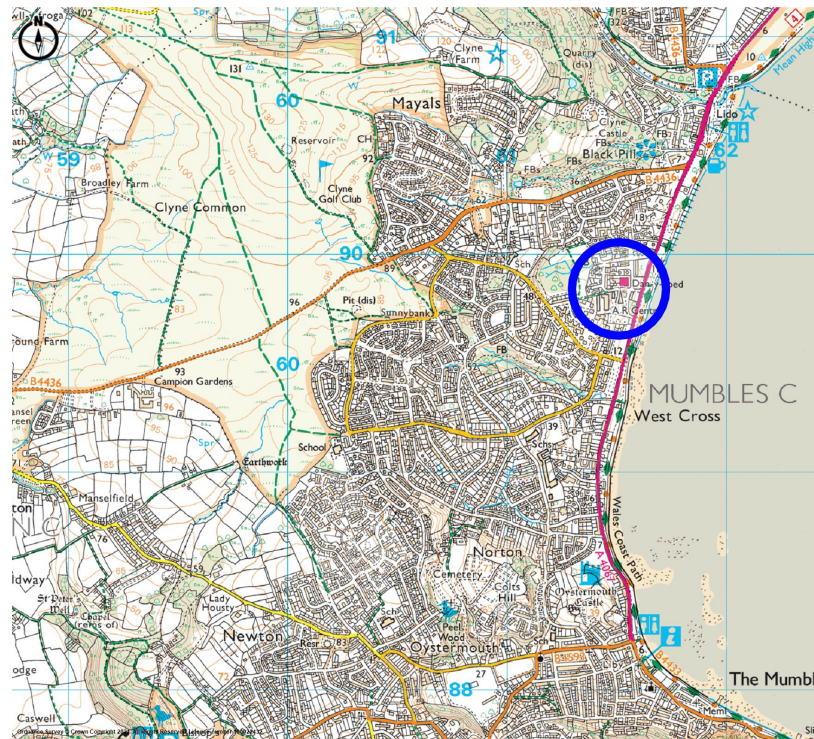
The site is positioned fronting onto Mumbles Road, offering extensive sea views across Swansea Bay, accessed from the main road. Mumbles Road runs South to junction with Mumbles High Street and North into Swansea.

The site totals circa 4.7 acres and slopes moderately from front to rear boundary.

There are an assortment of existing buildings onsite which include offices, stores together with large concrete covered parking and yard areas.

To the West and Southern boundaries the site sits adjacent to existing residential uses. To the North the site runs parallel with Lilliput and Grange Lane.

Army Reserve Centre
The Grange, West Cross
Mumbles, Swansea, SA3 5AD



Tenure

We are advised the property is held freehold under title number WA695121. Copy title plans and register can be provided on application.

Business rates

We understand that the property is assessed under a number of assessments:

Address	Description
Army Reserve Centre, Mumbles Road, Blackpill, Swansea, SA3 5AD	Auxiliary defence establishment and premises
Emergency Control Mast The Grange, Lilliput Lane, West Cross, Swansea, SA3 5AD	Communication station and premises
Ta Centre, Mumbles Road, Blackpill, Swansea, SA3 5AD	Auxiliary defence establishment and premises
The Bunker The Grange, Lilliput Lane, West Cross, Swansea, SA3 5AD	Civil defence centre
The Grange, Mumbles Road, West Cross, Swansea, SA3 5AD	Civil defence centre

Interested parties should make their own enquiries with the Local Authority to verify this information.

Professional costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Existing Planning

The property is currently operated as an Army Reserves Training Facility. There have been no major applications lodged on the site in respect of permitted use or any variation or alteration.

EPC

Further information is available on request.

VAT

All figures quoted exclude VAT where applicable.

Proposal

The property is offered for sale with offers invited for the purchase on either a conditional or unconditional basis.

In the event that multiple parties are interested and offer to buy, it is anticipated that a tendering process will be used to progress a sale.

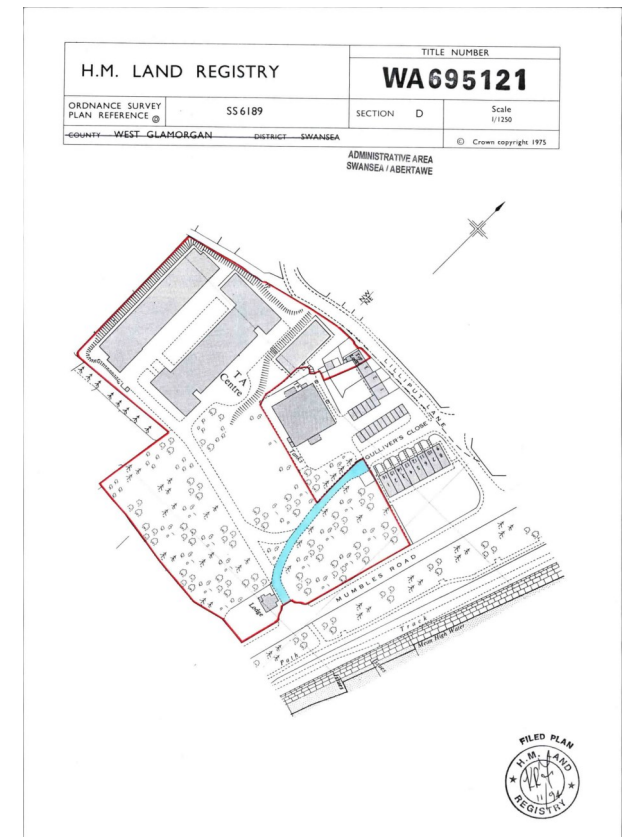
Further details will be provided at the time should a bidding process be required. The client is not obliged to accept the highest or indeed any offer received.

Additional Information

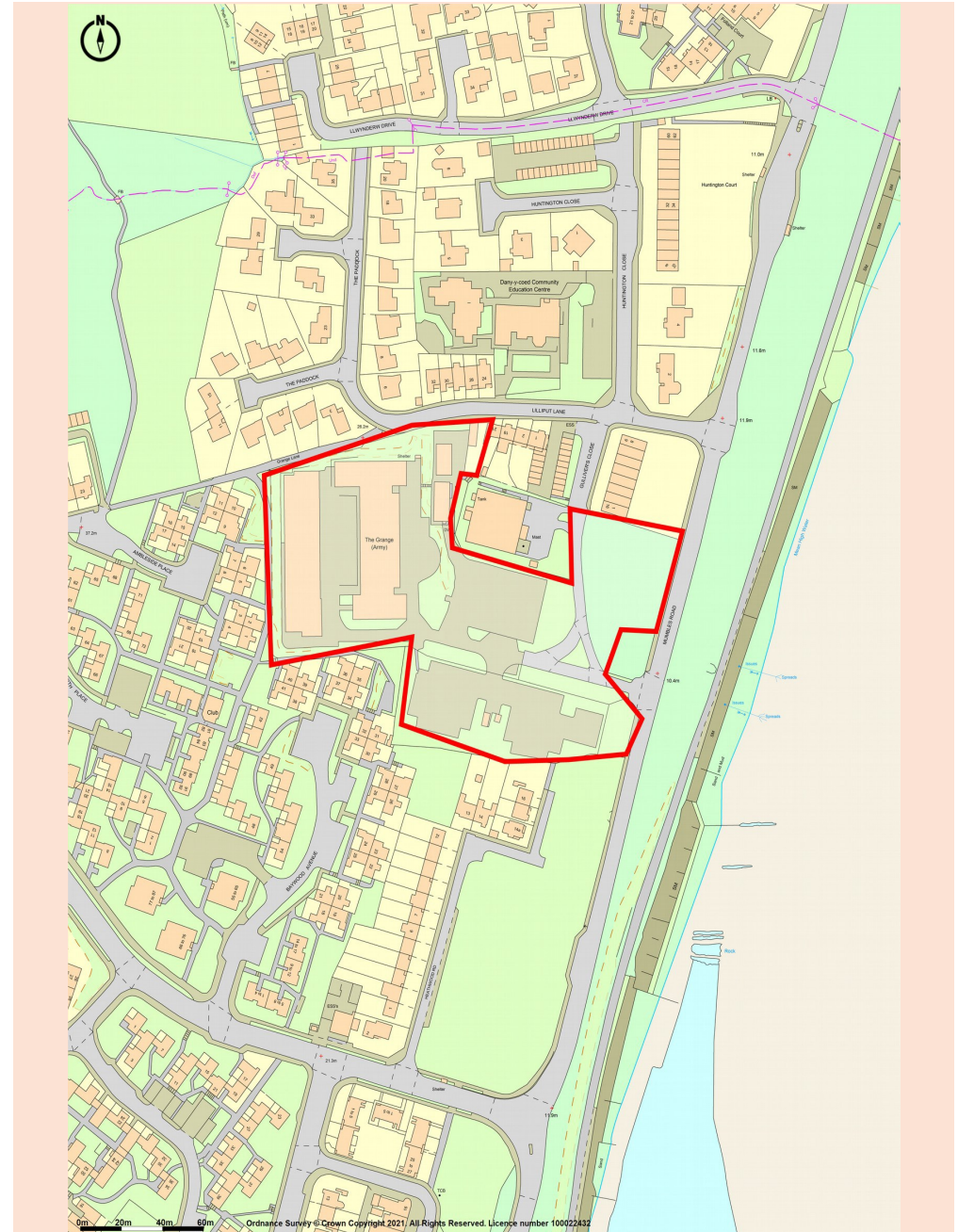
Where additional information is available this will be available for issue in due course on application and request to the agents.



Views from front of site



Plans subject to confirmation by solicitors



All plans and boundary information that has been provided are for identification purposes only and are subject to confirmation by solicitors

**If you would like to know
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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