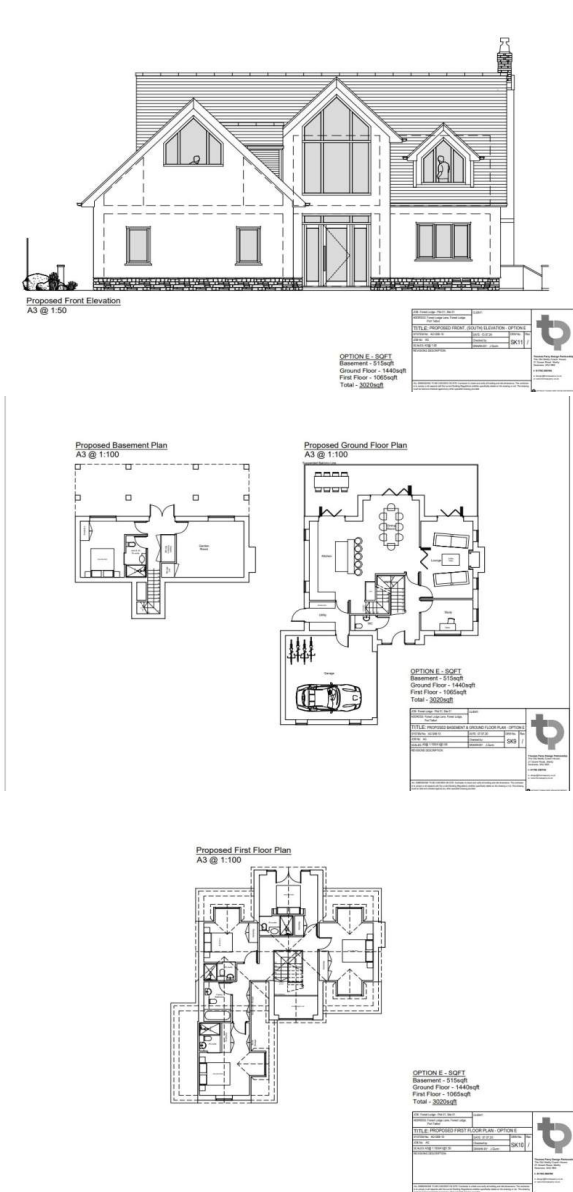



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Plot 17 Forest Lodge Lane, Cwmavon, Port Talbot, Neath Port Talbot, SA13 2RX



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£150,000

Main Features

- Development Opportunity
- Planning Approved For Four Bed Detached Executive Home
- Popular And Desirable Location
- Ample Off Road Parking
- Executive Private Estate
- Easy Access To The M4 Corridor For Commuting
- Rare To Market In This Location
- Approved Planning Available
- Three Storey Property

General Information

Located in a desirable location with planning approved for the construction of a four-bedroom detached executive home. The site offers a substantial plot that would allow for a spacious private estate, required to accommodate an executive-style residence.

The approved planning provides a unique opportunity for developers or buyers looking to create a new home tailored to modern specifications. The property is a three-storey plot, enhancing the possibilities for expansive living spaces, and comes with ample off-road parking to support family requirements and guest accommodations.

- The subject land lies to the southern periphery of Cwmavon and is nestled on the hillside above the A4107. Currently vacant pasture, the land benefits from unobstructed mountain views to the north towards and over the settlement of Cwmavon.

• The proposed development is served by and as a continuation of Forest Lodge Lane, currently serving some 26 dwellings and taking its access from a highway's compliant junction to the east off the B4282. The existing junction is more than adequate in capacity terms to account for the number of dwellings anticipated. The existing carriageway which is currently a private maintained roadway includes largely soft verges with intermittent footways and no street lighting.

• The Forest Lodge Development has matured over many years, provides a range and mix of high-quality individual executive homes of character. The maturity and unit design provide a much-desired destination.

• The site presents a natural extension to the settlement of Cwmavon and the ability to deliver, albeit by small numbers.

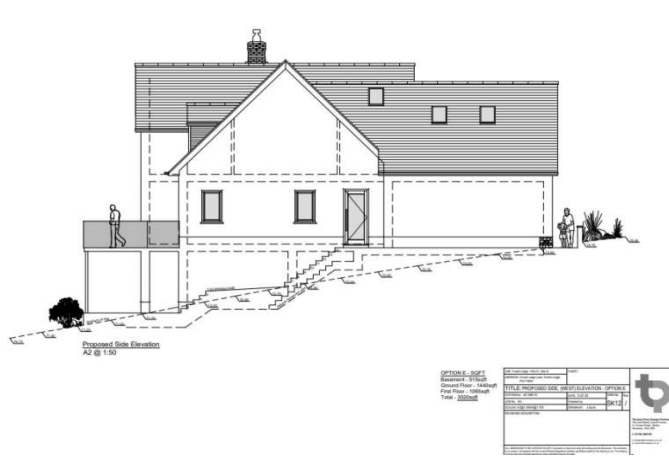
PLANNING REFERENCE - P2022/0543

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding	Not Specified
Current heating type	Not Specified
Tenure (To be confirmed)	Freehold





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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