



Land Rear Of 162 Gorseinon Road, Penllergaer, Swansea, SA4 9AA

Offers In The Region Of £120,000

The subject premises comprises a single building plot, which has recently been granted Planning Permission (REF: 2023/0066/FUL) for a detached dwelling comprising three bedrooms, one reception room, cloakroom, kitchen, family bathroom and one en-suite bathroom forming part of the master bedroom arranged over the second floor.

The site is of an irregular shape, benefitting from a frontage of approximately 2 metres to the north (accommodating the main entrance and driveway), which widens further to approximately 15 metres over the proposed enclosed garden area to the rear.

We advise that construction has yet to commence with the site currently comprising an undeveloped parcel of land.

Description

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Location

The site is located within an established private residential area to the rear of 162 Gorseinon Road, with access directly off Gelli Hyll Road to the rear. The site is also located within an existing housing estate, comprising a range of semi-detached and terraced houses, which are also supported by a small number of ancillary commercial units.

Gorseinon Road runs directly from Penlleger to Gorseinon town, approximately 1 mile to the West. The immediate area provides good lines of communication via the main A4240 and the A48, while the M4 motorway is less than 1 mile away in an easterly direction.

Accommodation

Site Area: 0.06 Acre (0.024 Hectare)

Site Depth (max): 35.21m (115'6")

Frontage (off Gelli Hyll Road): 2.01m (6'7")

Site Width (max): 15.06m (49'5")

Planning

Planning Permission was granted on 7th June 2023 for the construction of a detached dwelling and

associated works (Ref: 2023/0066/FUL).

We further advise that Planning Permission was also granted, subject to the following conditions.

1. The development hereby permitted shall begin not later than five years from the date of this decision.

2. The development shall be carried out in accordance with the approved plans and documents.

3. Notwithstanding the details provided with the application, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a fully detailed scheme of landscaping (for both plots combined) including species, spacings and height when planted of all new planting. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first beneficial occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

4. Notwithstanding the details provided with the application, prior to the commencement of development, a fully detailed and generous scheme of Ecological Enhancement Measures (for both plots) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority to ensure a net benefit for biodiversity of the site, taking into account the biodiversity on site prior to recent clearance works at the site. The details need to set out the precise locations on scaled drawings, the type and make/model (where relevant) of each enhancement and a detailed Implementation Timetable. The Ecological Enhancement shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

5. Prior to the first beneficial occupation of the respective dwellings hereby approved, the means of enclosure within and around the respective properties shall be implemented in accordance with the details indicated on plan nos. 2229-12 (Proposed Site Plan) and shall thereafter be retained as such for the lifetime of the development. If hedgehog gaps are to be provided in line with the recommendations of the biodiversity enhancement scheme report provided by I & G Ecological Consulting, these should be identified/included within the ecological enhancement details required by condition 4.

6. Notwithstanding the details already provided, no development shall commence until full details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the beneficial occupation of the respective properties.

7. Prior to the first beneficial occupation of the first completed dwelling, the footway access as indicated on the approved plans shall be laid out and constructed in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The footway access shall thereafter be permanently retained as such.

8. The parking areas as indicated on the approved plans, including the parking spaces within the garage in relation to plot 1, shall be laid out and shall be ready for use prior to the first beneficial occupation of the respective dwelling hereby approved and shall thereafter be permanently retained as such and used solely for the benefit of the occupants of the dwelling and their visitors for the primary purpose of parking of vehicles and for no other primary purpose. In addition, the external parking areas shall be porous/permeable or suitably drained within the respective plot.

9. No development shall commence until a foul water drainage scheme for both plots have been submitted to and approved in writing by the Local Planning

Authority. The scheme shall be implemented in accordance with the approved details prior to the first beneficial occupation of the respective dwellings hereby approved and shall thereafter be retained as such for the lifetime of the development.

10. No development shall commence until a sensitive lighting strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure protection to bats and other nocturnal species and include a plan showing location, light spill and specification for any proposed lights on the site (during construction & operation). Development shall be carried out in accordance with the approved lighting strategy.

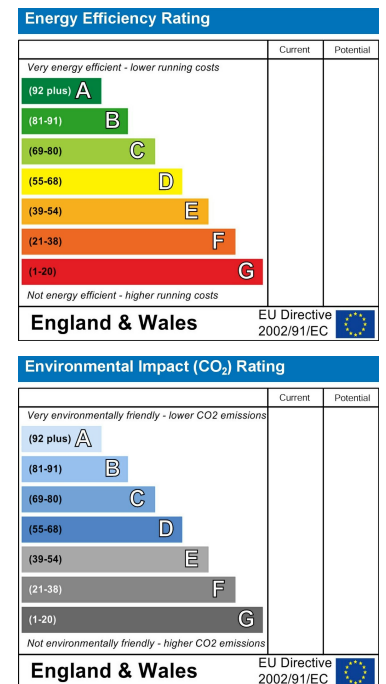
11. No development (including any further site clearance) shall commence until a Construction Environmental Management Plan (CEMP) for the whole site (both plots) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details which demonstrate how construction of the site will be managed to ensure pollution prevention and protection of habitats and species on and adjacent to the site. Construction shall then be carried out in accordance with the approved CEMP.

Floor Plan

Area Map



Energy Efficiency Graph



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