

LAND AT TAN-Y-BRYN TERRACE

Penclawdd, Swansea, SA4 3XN



Key Highlights

- Greenfield development site extending to 0.60 acres (0.24 ha).
- Situated within the established village of Penclawdd.
- Set within the Gower Peninsula, an Area of Outstanding Natural Beauty.
- In close proximity to an array of amenities.
- Historical planning permission for 14 residential units (Planning ref: 2006/1276).
- M4 access via Junction 37, 6.6 miles to the north east.

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Location

The property is centrally located in the village of Penclawdd, north-west of Swansea and within the Gower Peninsula Area of Outstanding Natural Beauty.

Situated in an accessible area, 0.2 miles from the B4295 and 3.3 miles from the A484. The M4 can be easily accessed via junction 47, which is located 6.6 miles to the north-east.

Local amenities include CK's Supermarket and Post Office, a public house, pharmacy, and a medical practice.

The property is conveniently located just 3 miles south-west of Gowerton railway station, which offers approximately four trains per hour with services to Swansea and Cardiff Central.

The Gower's popular sandy beaches, voted some of the best in the UK, are all close by and the cosmopolitan village of Mumbles is just 10 miles to the south.

Description

The property comprises an undeveloped parcel of greenfield land extending to 0.60 acres (0.24 ha).

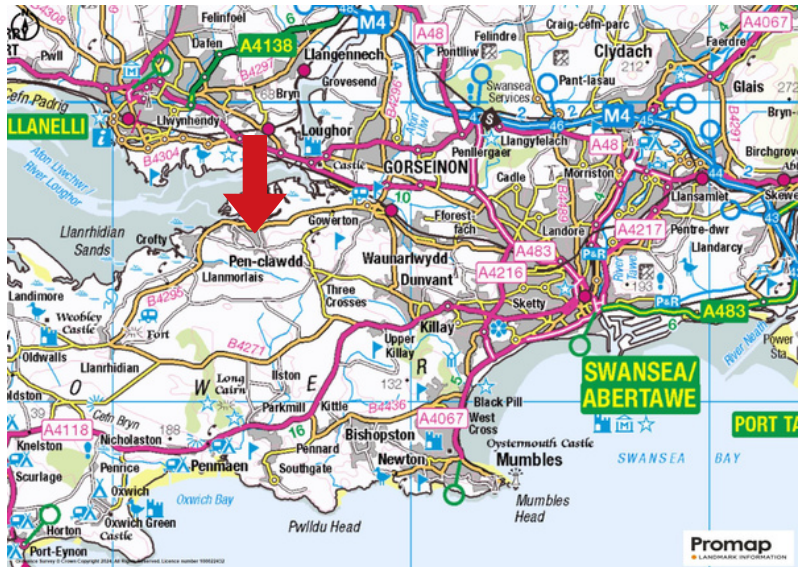
The site is broadly rectangular in shape and is accessed via Tan-Y-Bryn Terrace. The site is situated within an established location and is bound by existing residential dwellings.

Planning

The property had permission granted in December 2006 by Swansea Council in respect of planning permission Ref: 2006/1276 for a residential development comprising 14 no. dwellings. The permission has not been implemented and has therefore lapsed.

The proposal comprised 1 detached dwelling, a block of 3 terraced dwellings and a block of 10 terraced dwellings.

Interested parties should make their own enquiries in respect of future planning prospects with the Local Planning Authority.



Tenure

The freehold interest is being offered for sale with vacant possession.

VAT

Not applicable.

Method of Sale

Offers are invited for the freehold interest in the property by Private Treaty.

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