

FOR SALE: GREENFIELD RESIDENTIAL DEVELOPMENT LAND

LAND ADJACENT TO CLASE PRIMARY SCHOOL

Rheidol Avenue, Clase, Swansea, SA6 7JX



Key Highlights

Site Boundary For Illustration Purposes Only

- 4.1 acres (1.66 ha) greenfield site
- Positive pre-app response for residential development
- For sale freehold with vacant possession by informal tender
- Established residential location in proximity to Morryston and Swansea Enterprise Park.
- Approximately 1.5 miles south of Junction 46 of the M4 motorway

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LOCATION

Clase is well connected with Junction 46 of the M4 motorway 1.5 miles north of the property which provides access to Bridgend (30 miles) and Cardiff (50 miles). It is approximately 3.4 miles north of Swansea city centre. The nearest train station is Llansamlet, 3.5 miles east, which offers regular services to Swansea and Cardiff.

The Swansea Enterprise Park, situated approximately 1.6 miles east of the property is a combined industrial and retail park that provides supermarkets, hotels, shops and pubs. Leisure facilities include a trampoline park and rock climbing gym. Forest Fach Retail Park is approximately 3.3 miles south west and Morriston Hospital is approximately 2.2 miles north of the property.

The property is situated immediately adjacent to Clase Primary School in an established residential area between Rheidol Avenue to the south, Elan Avenue to the west and Long View Road to the east.

Immediately opposite the property there is a local centre providing a convenience store, pharmacy, and takeaway restaurants as well as Clase Park, a large children's play area and Multi Use Games Area.

There are a number of schools in the vicinity as well as Clase Primary School, including Bishop Vaughan Catholic School (0.3 mile) and the new Ysgol Tan-Y-Lan school (0.1 mile).

The property is situated on a frequent bus service route to Swansea city centre from the Clase Roundabout bus stop on Long View Road.



PROPERTY

The property available for sale comprises a broadly level parcel of greenfield land extending to approximately 4.1 acres (1.66 ha) as outlined red on the plan.

The property previously formed playing fields as part of Clase Primary School but has now been declared surplus to requirements.

There is a pathway to the school, running through part of the site. This pathway (or a varied route to be agreed) is to be retained as part of any development with legal rights of access retained by the seller. The western boundary is formed of a palisade type fence defining the boundary with the retained school and grounds. The majority of the other boundaries are formed of close board fencing of the rear gardens of the adjoining housing.

PLANNING

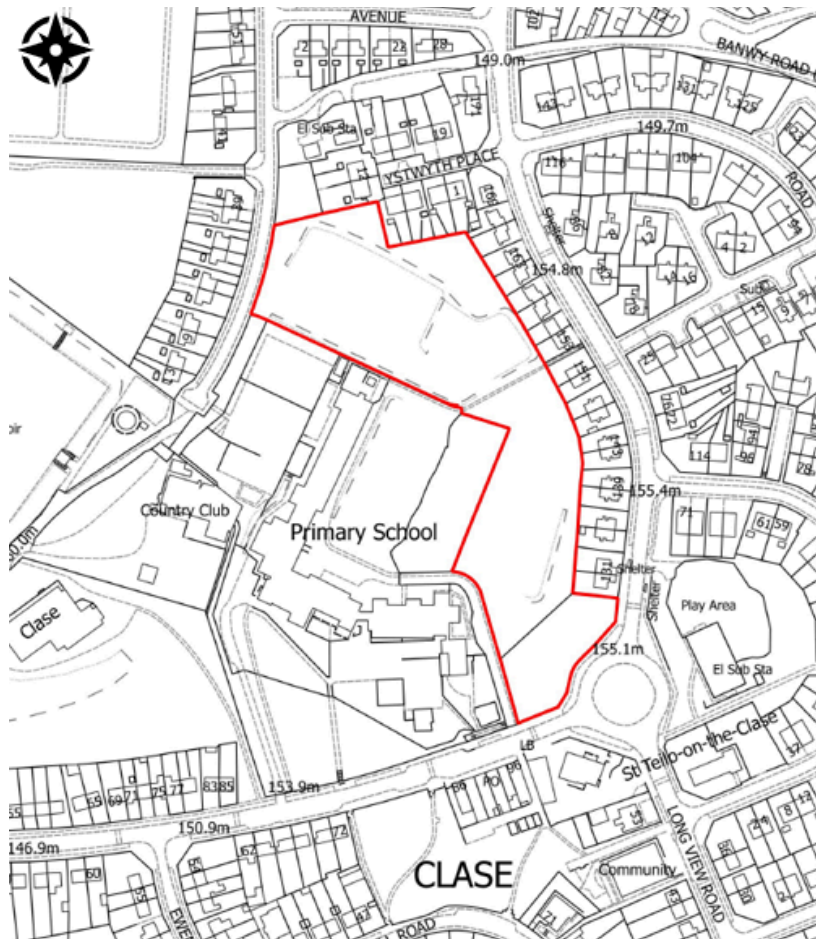
The property is situated within the Mynyddbach settlement boundary limits and close to the designated Clase Local Centre as defined in the adopted Local Development Plan adopted February 2019.

Positive pre-application advice was received in October 2023, confirming that residential development would be considered acceptable subject to satisfying planning policy and supplementary planning guidance.

The property is within the North Strategic Housing Policy Zone with a 10% affordable housing requirement.

Interested parties are requested to make their own planning enquiries of Swansea Council.

A copy of the pre-app response is provided within the Information Pack.



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FURTHER INFORMATION

An information pack is available electronically to interested parties on request.

The information available includes the following documents:

- Site location plan
- Title Plan & Register
- Pre-Application Advice
- Groundsure Coal Mining Report
- Water Drainage Report
- Topographical Survey
- Instruction to Tenderers Document

Please note: this brochure is available in Welsh language upon request.

VIEWINGS

Access to the property is unrestricted and can be viewed from the highway but interested parties who require access onto the property are required to make prior arrangements with Savills, so that the school can be notified.

TENURE

The freehold interest in the property is registered at HM Land Registry under title CYM280958 forming part of the larger school site.

Vacant possession will be delivered on completion

VAT

The property has not been elected for VAT purposes and as such, VAT will not be payable on the purchase price.

METHOD OF DISPOSAL

Unconditional or subject to planning offers are invited by way of informal tender for the freehold interest.

Tenders are to be received by no later than midday on 12 September 2024. Full details on the tender process are included within the Instructions to Tenderers document within the Information Pack.

The Seller requires the Purchaser to make a contribution of £20,000 payable upon exchange of contracts towards the Seller's legal and surveyor fees.

The VAT element of such fees will be payable directly by the seller.

CONTACTS

For further information please contact:

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