

Plot, 6 Abermellte Court, Pontneddfechan,
Neath, SA11 5NJ



£160,000



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Set in a highly sought-after location with waterside attractions on the doorstep and highly rated restaurants, this ready-to-build plot presents a rare opportunity to create a beautiful new home in one of the area's most picturesque settings. The plot benefits from full planning approval for a four-bedroom detached family home, with essential utilities already in place, helping to ensure a smooth and straightforward development process. Surrounded by scenic countryside, charming local amenities, and excellent leisure opportunities, the location offers the perfect balance of rural tranquillity and everyday convenience. With its desirable setting and planning certainty, the plot provides an ideal opportunity to build a bespoke family home or secure a valuable investment in a highly desirable area. Combining natural beauty, strong lifestyle appeal, and long-term potential, this is a rare opportunity to acquire a ready-to-develop plot in a truly sought-after location.



Development

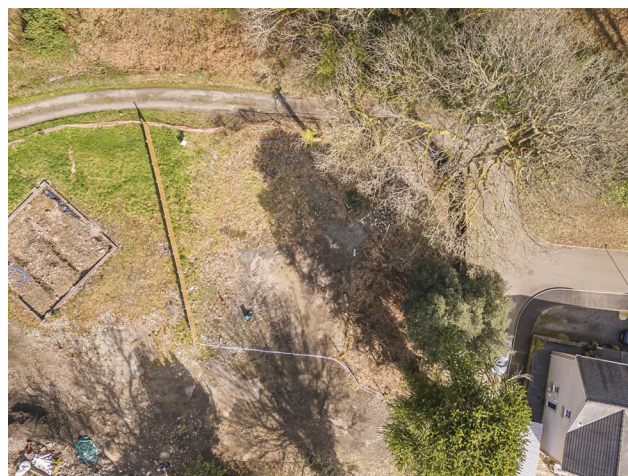


Abermellte Court is a fully serviced plot with 3 phase electricity supply, 32mm water supply, foul drainage S104 in position. The area of the plot is 1050 sqm (0.105 ha) approximately with timber fencing on the east and west side of the plot.

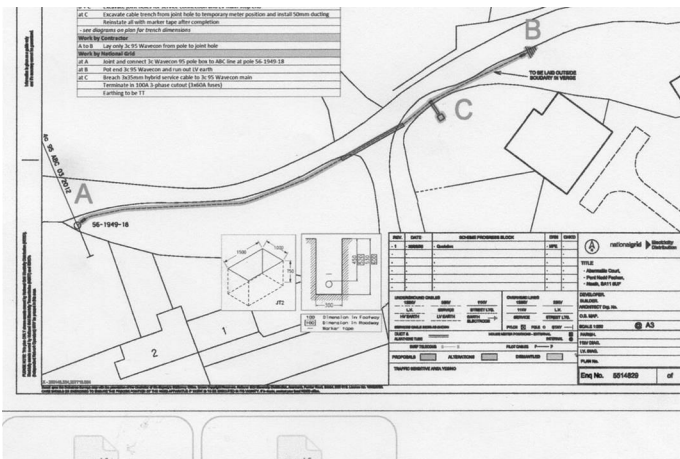
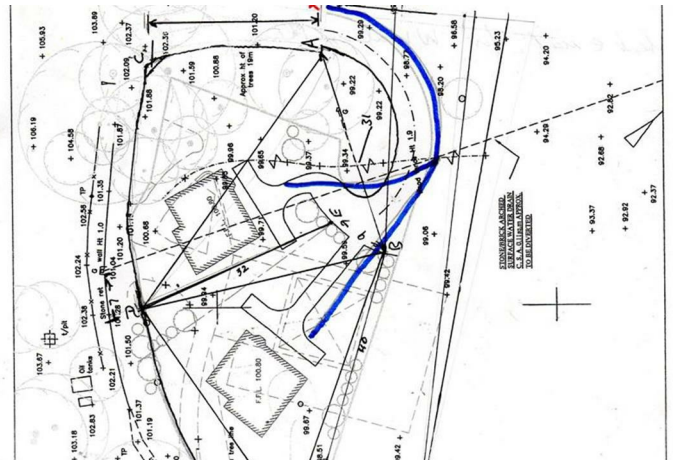


Plot Information

Benefiting from full planning approval granted by the Brecon Beacons National Park Authority (BBNPA), offering an excellent opportunity to develop high-quality homes within a sought-after location. A detailed layout plan has been prepared for Plot 6, demonstrating the proposed positioning of the dwelling, access, and surrounding plot arrangement. The development is supported by a foul drainage plan approved in consultation with Welsh Water, ensuring suitable connection to the public sewer network. Infrastructure provision also includes an underground three-phase electricity supply to serve the plots, providing sufficient capacity for modern residential energy demands. In addition, a new water main is proposed to supply Plots 5 and 6, referenced under NCW 3191978, with its approximate position identified to support the overall servicing of the development.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC 	