

Watts & Morgan

FOR SALE BY PRIVATE TREATY



Potential Development Land
Cwmavon, Port Talbot, SA12 9BZ

Offers Invited on a Conditional or
Unconditional Basis

SITUATION

Situated at Cwmafan on the outskirts of Port Talbot, with great links to the M4 Corridor.

BRIEF DESCRIPTION

The property comprises a prime development opportunity within the popular Housing Development of The Pine Valley within Cwmafan on the outskirts of Port Talbot. The site includes a level lying block of bare amenity land extending to approximately 1.69 acres (0.68 Ha). The land benefits from direct roadside access off Pine Valley. The land is situated between existing built residential development and is located within the Village Development Boundary.

DIRECTIONS

From the M4 (Junction 41 if travelling from the west and J40 if from the East) follow signs for Cwmafan, travel along the B4286 until you reach Tabernacle terrace on the left hand side, then the first left on to coed parc, then at the t-junction turn right, then at the next T Junction turn left travel along this road until reaching the next left on to Pine Valley, then the next left, the access is approximately 300m on the right hand side.
W3W ///: edgy.facing.patch

ACCESS

The land is accessed directly off Pine Valley. Via the Northern boundary.

TENURE AND POSSESSION

Freehold with vacant possession upon completion.

PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed

SERVICES

Potential purchasers should make their own enquiries as to location and costs of connections to mains services although all mains' services are believed to be readily available.

WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

PROFESSIONAL FEES

The Seller requires the Purchaser to make a contribution of £10,000 + VAT towards the vendors legal and surveyors fees, payable upon exchange of contracts.

LOCAL AUTHORITY

Neath and Port Talbot County Borough Council

FURTHER DETAILS & VIEWINGS

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. We request that interested parties contact Watts and Morgan on 01446 774152 to register their interest and inform us of their viewing.

HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



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