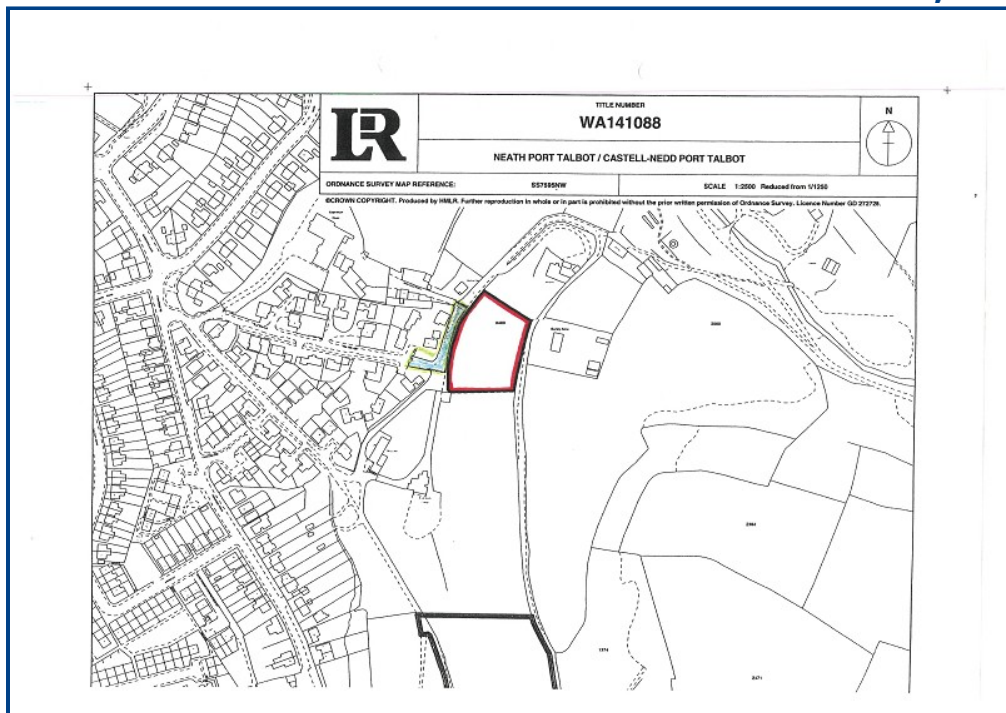
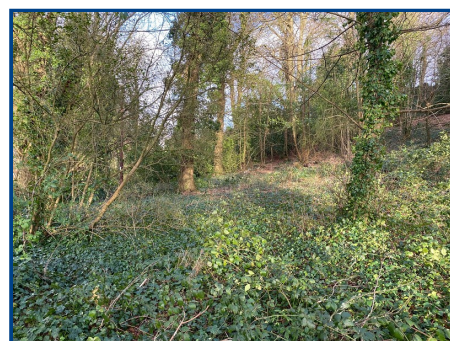
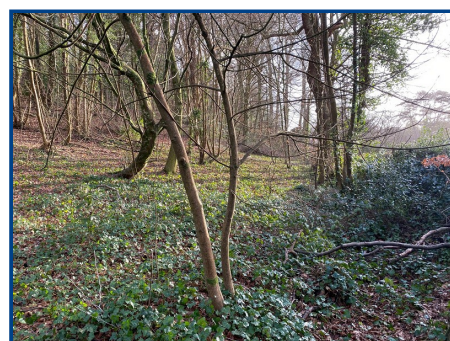


**Eaglesbush Valley  
Neath  
Neath Port Talbot.**

**Price £60,000**



- **LAND WITH POTENTIAL**
- **APPROXIMATELY 1.15 OF AN ACRE**
- **NO PLANNING PERMISSION**
- **POPULAR LOCATION**
- **CALL FOR FURTHER INFORMATION**



**General Description**

**LAND AVAILABLE WITH POTENTIAL!**

**Situated in The Avenue Eaglesbush Valley. Popular location, call us for more information.....**

## Property Description

### LAND AVAILABLE WITH POTENTIAL!

Situated in The Avenue Eaglesbush Valley. No planning has been applied for to date. This is a popular residential location benefiting from 1.15 of an acre. We have been

advised by the current vendor, there is knotweed on the site which is currently going through a 10 year treatment plan. If you require any further information, please don't hesitate to contact us.



#### Important notice

Clee, Tomkinson & Francis (CTF) their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3. It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).