



Land, Adjacent to 35 New Road, Ynysmeudwy, Swansea, SA8 4PJ

Offers In The Region Of £59,950

Full planning for a four bedroom detached family home, situated in Ynysmeudwy, benefiting from easy access to Schools and amenities to the town of Pontardawe, as well as excellent access and commuting links to the M4 corridor and Swansea City Centre. There are Architectural drawings and a site plan that provide visual representations of how the proposed dwelling will look on the land, additional land located behind the front-facing plot, the land behind has JKW and there is a plan set up for part of the land, for further information on this please contact the Neath office.

DATE REGISTERED: 25 November 2022

APPLICATION NO: P2022/1011

Illustration view of the detached building



Planning ref: P2018/0694

P2018/0694 though has expired

Design layout description

Detail drawings of a 4 bedroom detached family home with the 4th being an attic room, Living area, kitchen utility room and cloakroom can be viewed at our Neath office.

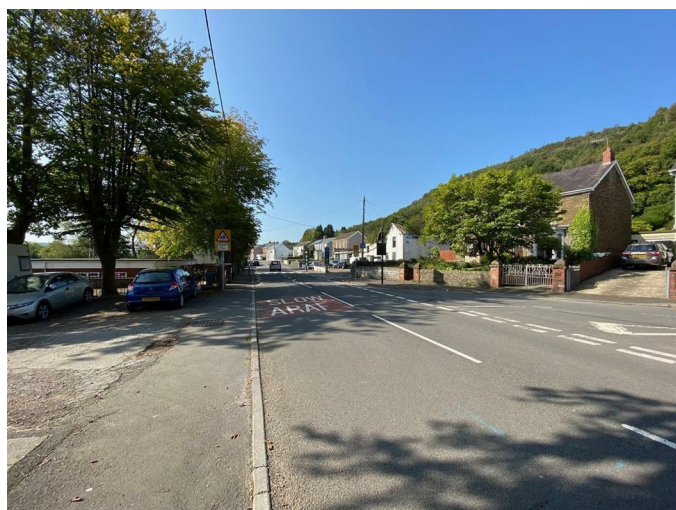
Area of development



Area of development



Area of development



Area of development



Area of development



Area of development



Planning ref

LOCATION: Land Adjacent To , 35 New Road,
Ynysmeudwy, Swansea,
SA8 4PD

PROPOSAL:

Variation of planning application P2021/0331 (One detached dwelling - granted on 26/5/21) to allow a further 2 years for the commencement of development

Hand-drawn architectural sketches of two elevations of a building.

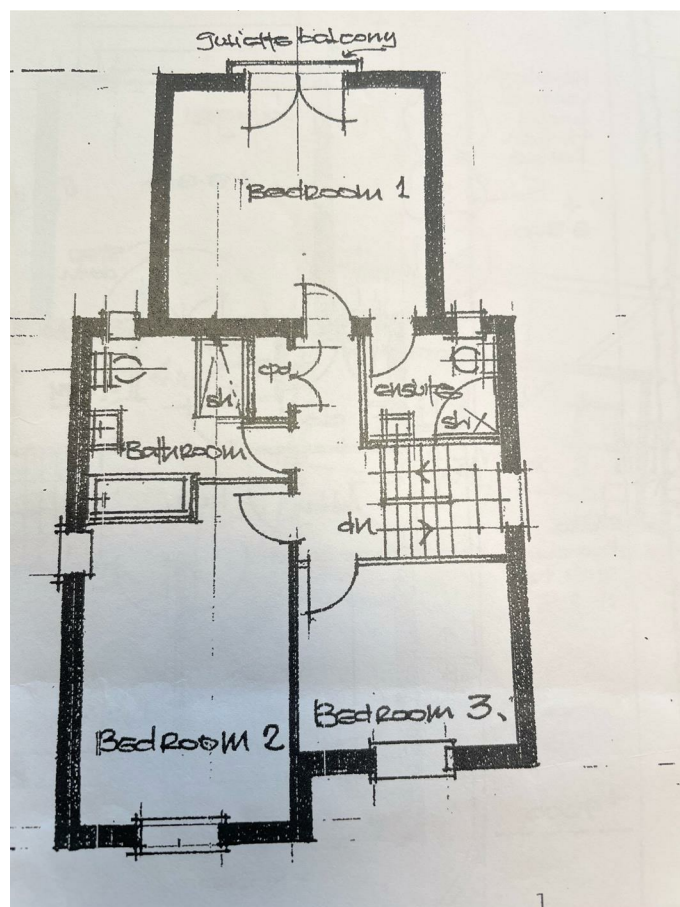
The top sketch is labeled "North West Elevation - to Road." It shows a two-story house with a gabled roof, four windows, and a chimney. Annotations include "site boundary", "2400", "2800", "school", and "35".

The bottom sketch is labeled "North East Elevation - to No 35." It shows a similar house from a different angle, featuring a central arched entrance and a dormer window. Annotations include "obscure", "10.00", and "9.800". A scale of 1:100 is noted for this elevation.

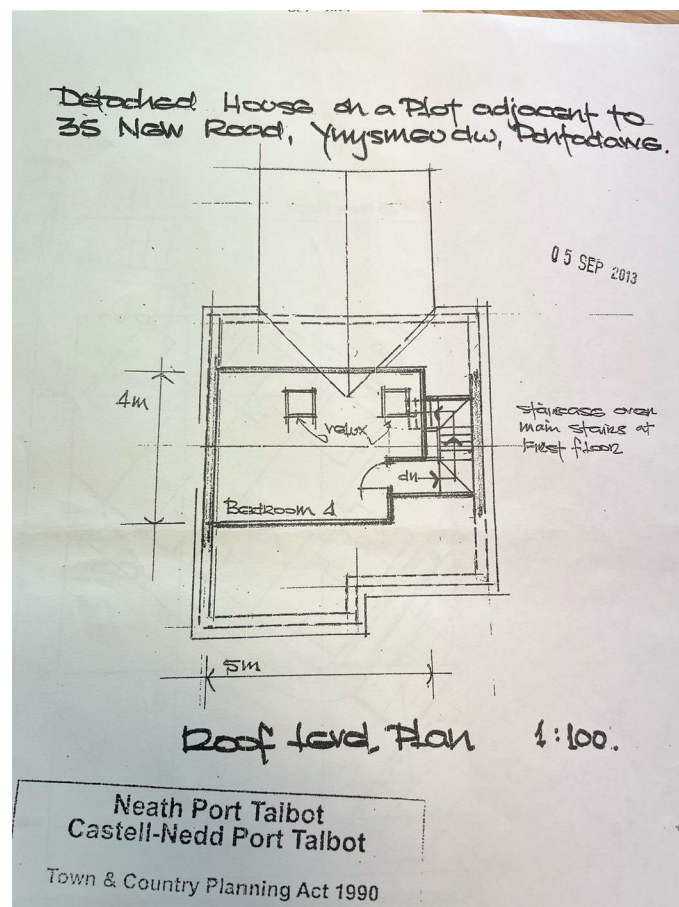
Hand-drawn architectural floor plan of a building, likely a school or institutional structure. The plan shows various rooms and elevations:

- Elevations:**
 - +9.800 (top and bottom right)
 - +10.00 (middle left)
 - +8.800 (top left)
- Rooms and Features:**
 - Lounge:** Located at the top right, with a "step down" indicated.
 - Kitchen:** Located at the bottom left, with a "UP ramp" indicated.
 - Dining:** Located at the bottom right.
 - Hall:** Central area with "up" and "down" stairs.
 - Cloaks:** Located near the center.
 - W.C.:** Located near the center.
 - Store:** Located near the center.
 - Entrance:** Indicated by a "step down" near the top right.
- Boundaries and Fences:**
 - Vertical timber fence:** Located on the left side, with a note "1800 high vertical board timber fence".
 - Stone boundary wall:** Located on the bottom left, with a note "Stone boundary wall to No 35".
 - Low stone wall:** Located at the bottom center, with a note "Low stone wall".
- Date:** SEP 2013 (top right).

First floor



Proposed attic/4th bedroom



Full view of land for sale

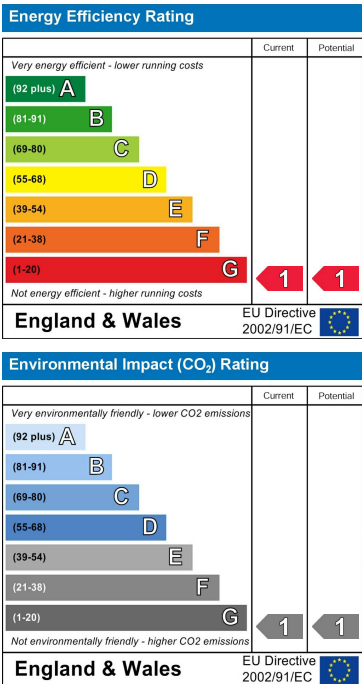


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.