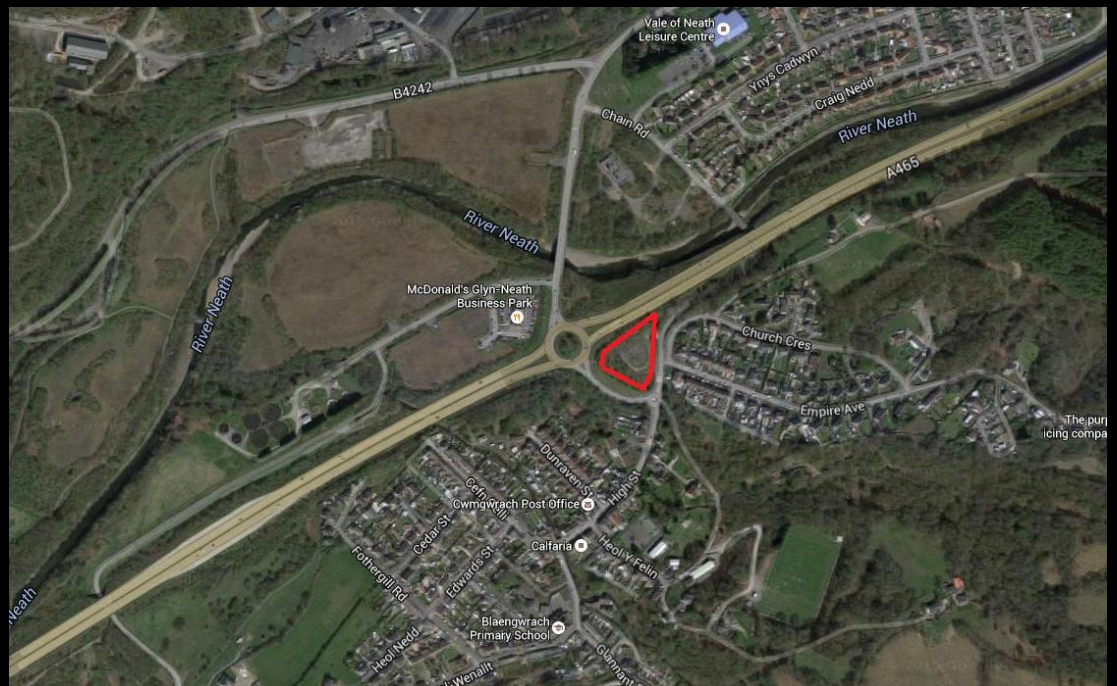


FOR SALE



STURROCK+CRONE
CHARTERED SURVEYORS

Roadside Development Site
Approx 1.1 acres (0.45 Hct)



**BLAENGWRACH / A465
NEATH, SA11 5NZ**

Purchase Price £400,000 (Excl)

Tel: 01226 247 000

enquiries@sturrockcrone.com

Sturrock & Crone
BBIC
Innovation Way
Barnsley
S75 1JL

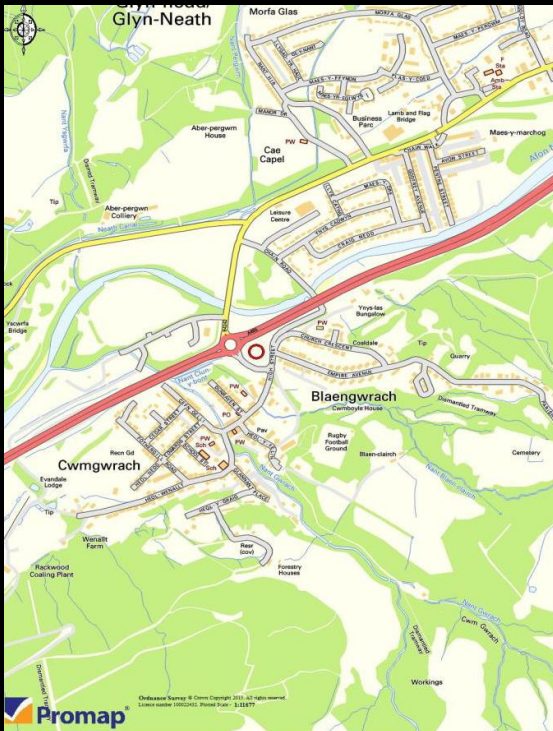


LOCATION

The development site is located in the village of Blaengwrach, approximately 1 mile to the south of Glynneath and approximately 18 miles north east of the City of Swansea.

The site is adjacent to McDonalds on the A465 dual carriageway.

The site benefits from good transport links via the A465 heads of the valley road which links Neath with the upper sections of the South Wales Valley



DESCRIPTION

The site is relatively level and is bounded by the A465 dual carriageway to the north, the link road to the south and High Street to the east. Access to the site is off High Street.

The site sits within the UDP settlement boundary identified for infill housing or for the creation or expansion of businesses, including industry, storage and offices.

Potential uses could include: retail, commercial or residential (subject to planning). Parties are recommended to

IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

contact the Local Planning Authority.

ACCOMMODATION

The site extends to some 1.1 acres.

TENURE

We are advised the site is freehold and available with vacant possession.

PURCHASE PRICE

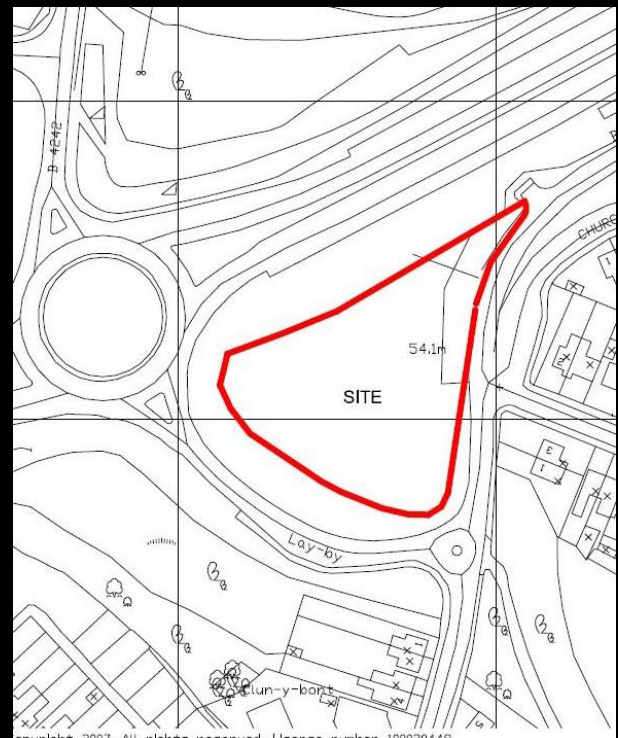
£400,000 exclusive

VAT

All figures quoted are exclusive of V.A.T. where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



VIEWING AND FURTHER INFORMATION

David Sturrock MRICS
Sturrock & Crone - Chartered Surveyors
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E-mail: enquiries@sturrockcrone.com

