

**FOR SALE FREEHOLD – GUIDE PRICE: £139,950 PLUS VAT**  
**RESIDENTIAL DEVELOPMENT OPPORTUNITY FORMING PART OF**  
**THE CROWN & SCEPTRE CAR PARK, MAIN ROAD, CADOXTON,**  
**NEATH, WEST GLAMORGAN, SA10 8AP**



- Village location with easy access into Neath
- Plot size of c. 0.2 acres
- Outline planning consent granted for the erection of two detached dwellings of 1,350 sq. ft each
- Likely to be of interest to local/regional developers, builders and investors

### Location

Neath is a market town in South Wales located approximately 11 miles north of Swansea and 40 miles north west of Cardiff. The town has an established High Street which provides a mix of multi-national and regional occupiers. Cadoxton is a residential suburb of the town, situated approximately 2 miles north of the town centre. It is a predominantly residential area with a mix of semi-detached and detached dwellings.

The parcel of land being sold forms part of the pub car park which is located opposite the Crown and Sceptre. The application site is located to the south of the pub and is separated from the public house by Main Road. The application site sits within the western portion of the current car park which is laid as hard standing.

Planning consent has been granted for the following:

Plot 1	Detached	4 bed	1,350 sq ft
Plot 2	Detached	4 bed	1,350 sq ft

The site represents an exciting opportunity to create an attractive residential scheme and is likely to be of interest to local/regional developers, builders and investors.

### Tenure

Freehold. The site forms part of the pub's title (CYM35000) and will be separated at the point of sale. The demise of the site is shown for guidance purposes on the Site Plan included on page 4 and outlined in red.

### Planning & Development

#### Local Authority

Neath Port Talbot Borough Council.

Outline planning consent has been granted (all matters reserved expect access) for the erection of 2no. detached dwellings and associated works. Together with revised car parking layout to serve Crown & Sceptre. The purchaser will be responsible for the associated car parking works.

Planning Application Ref: P2023/0386.

### Highways

Purchasers are advised to satisfy themselves of the specification of the Highways works.

### Site Plans and Associated Documents

The site plans and full details of the planning application is available upon request or can be found on the Council's website: <https://planningonline.npt.gov.uk/online-applications/applicationDetails.do?keyVal=RUQX8YKZM9X00&activeTab=summary>

### CIL & S106

We understand that there is no Community Infrastructure Levy payable, but purchasers should rely on their own enquiries.

### Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

### VAT

VAT will be applicable on the sale of the site.

### Viewings

All viewings are strictly by appointment only.

### Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

### Enquiries

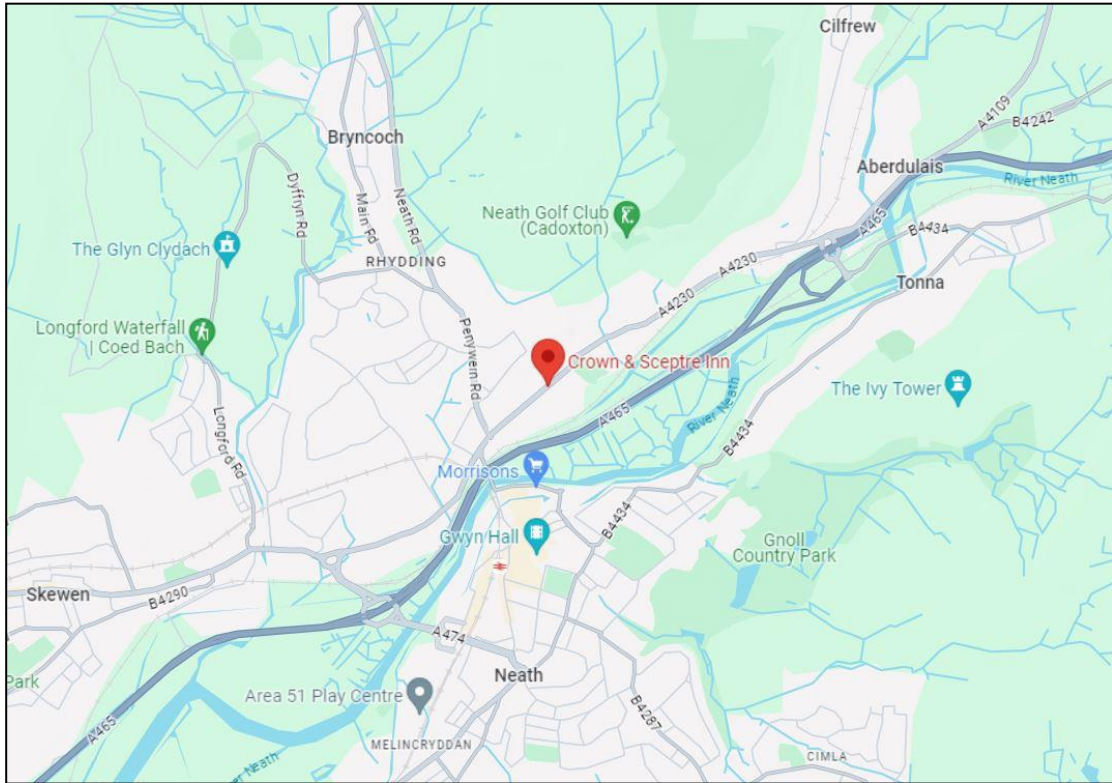


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### Location Plan



### Site Plan



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