

**FOR SALE FREEHOLD – GUIDE PRICE: £150,000 + VAT
RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)
FORMING PART OF THE MASON'S ARMS, 104 SWANSEA
ROAD, WAUNARLWYDD, SWANSEA, SA5 4SU**



- Residential development opportunity (STP) located to the rear of The Mason's Arms pub in Waunarlwydd
- Access is obtained from Roseland Road and across part of the pub's car park
- Site area of around 0.21 acres
- Freehold unconditional and conditional offers invited (STP)
- Likely to be of interest to local/regional developers, builders and investors

Location

Waunarlwydd is a village and community in South Wales with a population of around 3,500 residents. It is located approximately 3 miles north west of the city of Swansea and 1 mile south east of the village of Gowerton. It is a predominantly residential area with a mix of terraced, semi-detached and detached dwellings plus two primary schools, a church, two public houses (The Mason's Arms and the Farmers Arms) and a restaurant (Grill House).

The land forms part of The Mason's Arms title and is located to the rear of the pub. The site abuts a primary school to the east, with the surrounding area predominantly residential in nature. It measures to around 0.21 of an acre and is accessed via Roseland Road and across part of the pub's car park.

The site represents an exciting opportunity to create an attractive residential scheme, subject to gaining the necessary planning permissions. It is likely to be of interest to local/regional developers, builders and investors.

Tenure

Freehold. The site forms part of the pub's title and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 1 and outlined in blue.

Planning & Development

We have been advised that the site has the following planning considerations:

- Located within the village settlement boundary
- Not a listed building adjacent
- Not in a Flood Zone
- Not in the Green Belt
- Not in an AONB
- Not in a Conservation Area
- Not subject to any TPO's

All parties must satisfy their own enquiries.

Local Authority

Swansea Council, Civic Centre, Oystermouth Road, Swansea, SA1 3SN:

<https://www.swansea.gov.uk/>

Highways

Access is obtained from Roseland Road and across part of the pub's car park and prospective purchasers should undertake their own investigations to ensure the access is adequate for the proposed development.

CIL & S106

We understand that there is no Community Infrastructure Levy payable, but purchasers should rely on their own enquiries. A S106 agreement may apply and 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 is 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

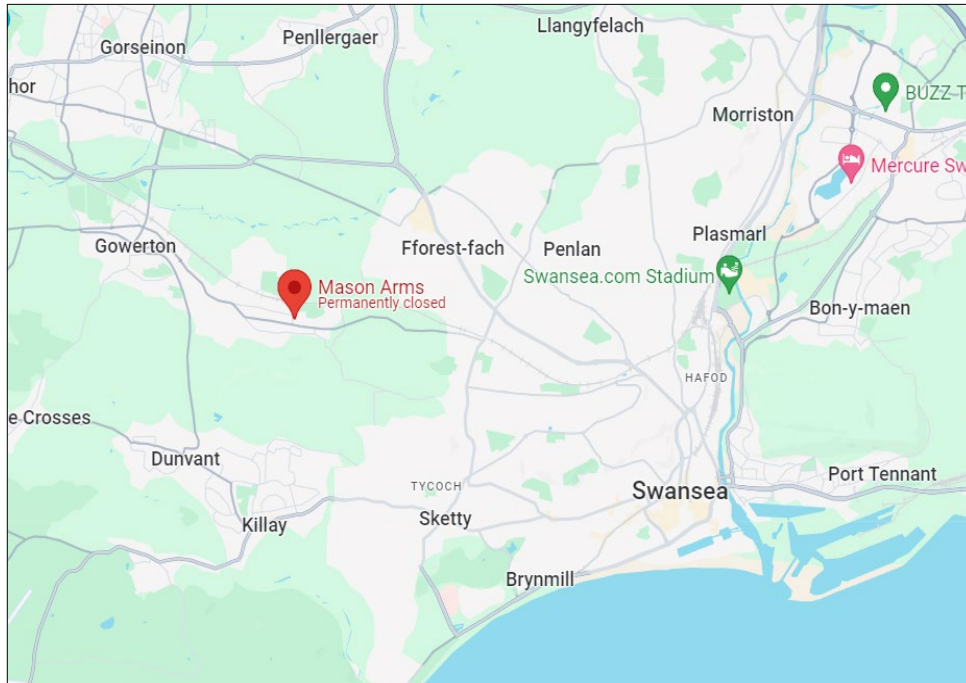


Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

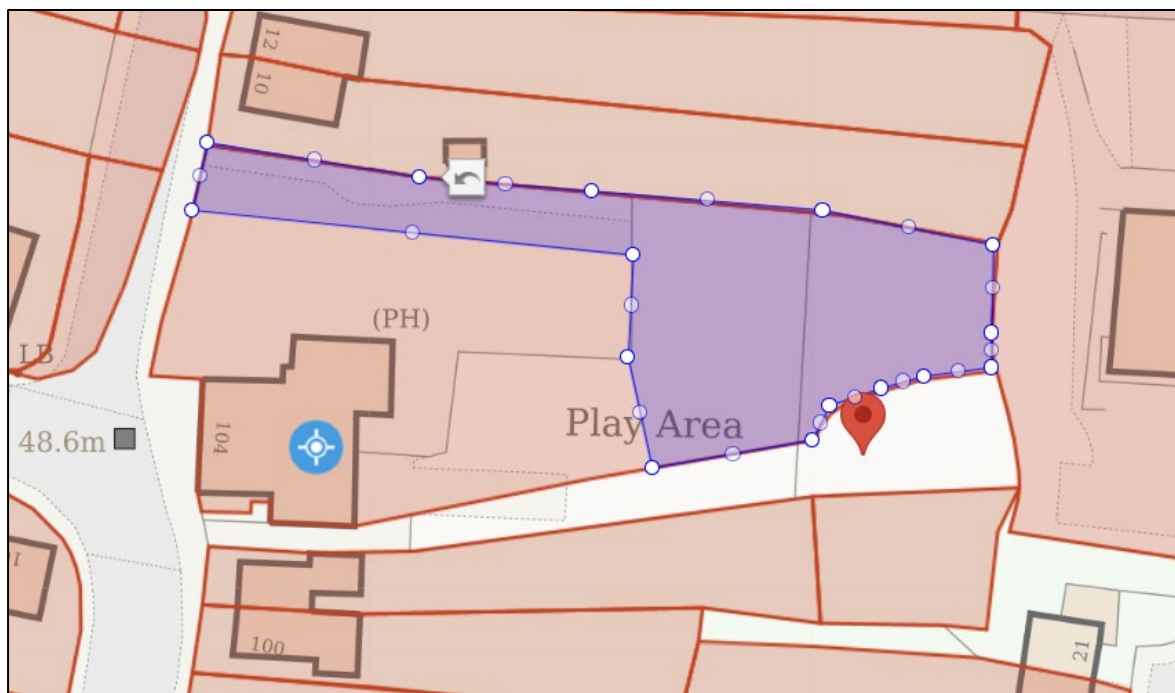


Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

Location Plan



Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

