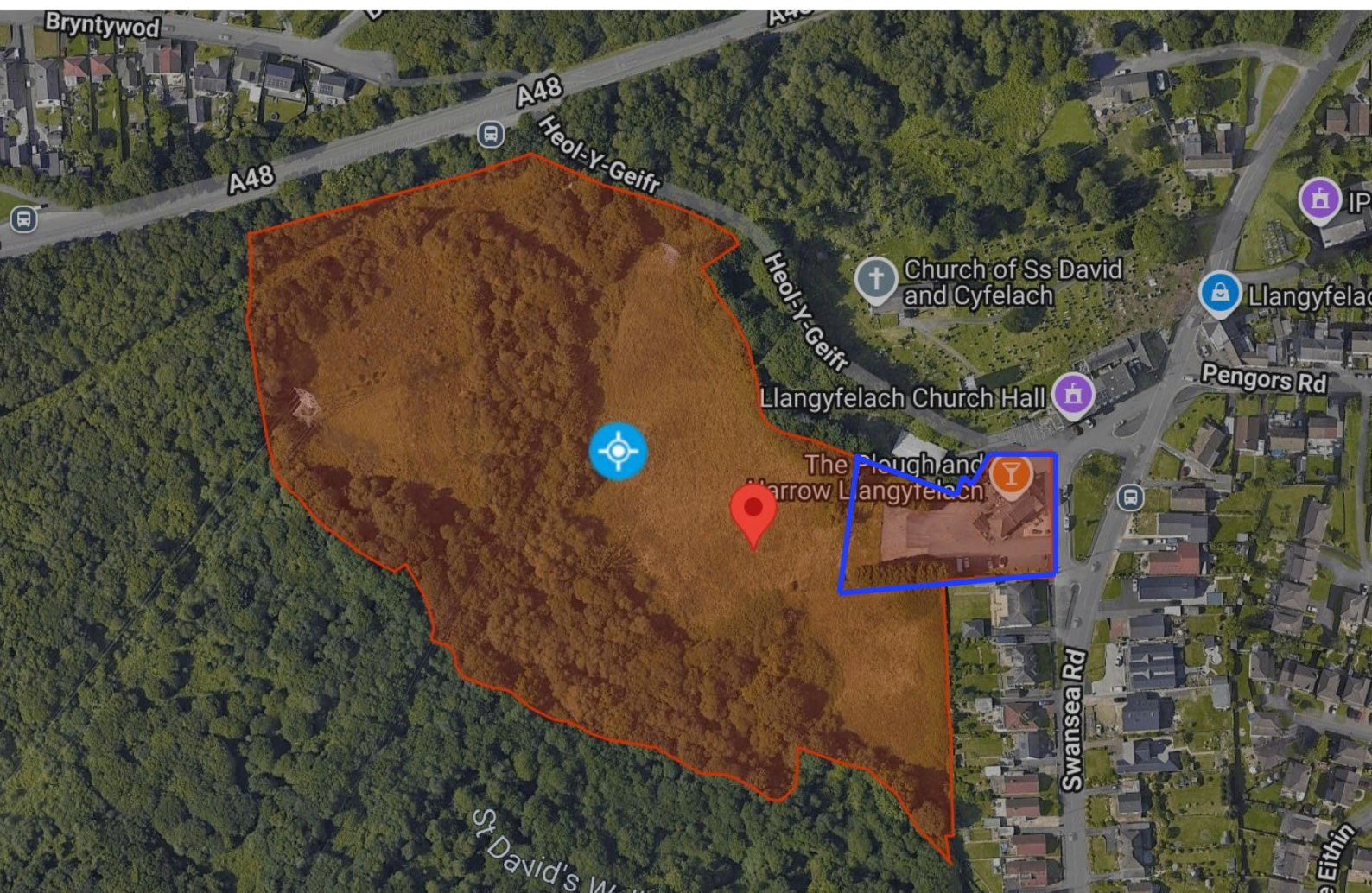


FOR SALE FREEHOLD – GUIDE PRICE: £95,000 + VAT
LAND TO THE REAR OF PLOUGH & HARROW, SWANSEA
ROAD, LLANGYFELACH, SWANSEA, WEST GLAMORGAN,
SA5 7JA



- Large parcel of grazing / woodland located adjacent to the Plough & Harrow public house near Swansea
- The pub and car park outlined in blue are excluded from the sale
- Site area of c. 11.2 acres
- Freehold unconditional offers invited
- Access rights to be granted across public house car park
- Land may be suitable for grazing, pony paddock or other similar uses

Location and Description

Llangyfelach is a semi-rural village located on the northern fringe of Swansea, approximately 5 miles from the city centre. With excellent transport connections via Junction 46 of the M4, the village is ideally positioned for commuting to Swansea, Neath, Llanelli, and Cardiff. The area enjoys a blend of countryside charm and urban accessibility, with local amenities and services nearby.

The parcel of land is situated to the west of the Plough & Harrow public house, occupying a prominent position bordered by the A48 and the Heol-Y-Geifr public pathway.

Description

Large parcel of land, accessed via pub car park. Recent use as agricultural land and includes areas of woodland.

It should be noted that both high voltage overhead cables run across part of the site as well as an electricity pylon. Interested parties should rely on their own enquiries in relation to this matter.

Tenure

Freehold. The site forms part of the pub's title (title number WA630848) 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 red.

Planning & Development

We have been advised that the site is not in a flood zone, nor in a conservation area. However, all parties must satisfy their own enquiries.

Local Authority

Cyngor Abertawe Swansea Council

<https://www.swansea.gov.uk/planningsearch?lang=en>

Highways

Access is currently obtained from Swansea Road through the Plough & Harrow pub car park.

A right of access will be granted as part of the sale.

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 land.

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

A wide-angle landscape photograph. On the left, a large, dense, dark green evergreen tree stands prominently. A silver sedan is parked on a paved surface next to its base. The ground in the foreground is a mix of asphalt and dry grass. In the background, there's a grassy field leading to a line of trees and a distant power line tower. The sky is filled with large, white, fluffy clouds, with patches of blue visible. The overall scene is bright and open.

The map shows a rural landscape with various land parcels. A large parcel, outlined in red, is divided into several sections with the following details:

- Parcel 3300: 3 351ha, 8 28
- Parcel 3900: 1 012ha, 2 50
- Parcel 4500: 0 61ha, 1 15
- Parcel 5100: 1 388ha, 3 43
- Parcel 5597: 0 089ha, 22
- Parcel 4595: 3 328ha, 81
- Parcel 4883: 7 93ha, 1 96
- Parcel 6083: 7 61ha, 1 88
- Parcel 6881: 5 291ha, 37 78
- Parcel 5275: 1 898ha, 4 69
- Parcel 4473: 1 17ha, 29
- Parcel 3978: 3 377ha, 93

Other features and labels on the map include:

- St Cyfalach's Church** (TC in W)
- Church** (remains of)
- Crags** (remains of)
- Sunday School**
- Plough & Harrow Inn** (P 14)
- Spring**
- Spreads**
- Drain**
- SS 64 99** and **SS 64 98** (grid references)
- Bethel** (Calvinistic Methodist)
- Llangyfelach** (parish name)

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.

Location Plan



Our Services & Offices

