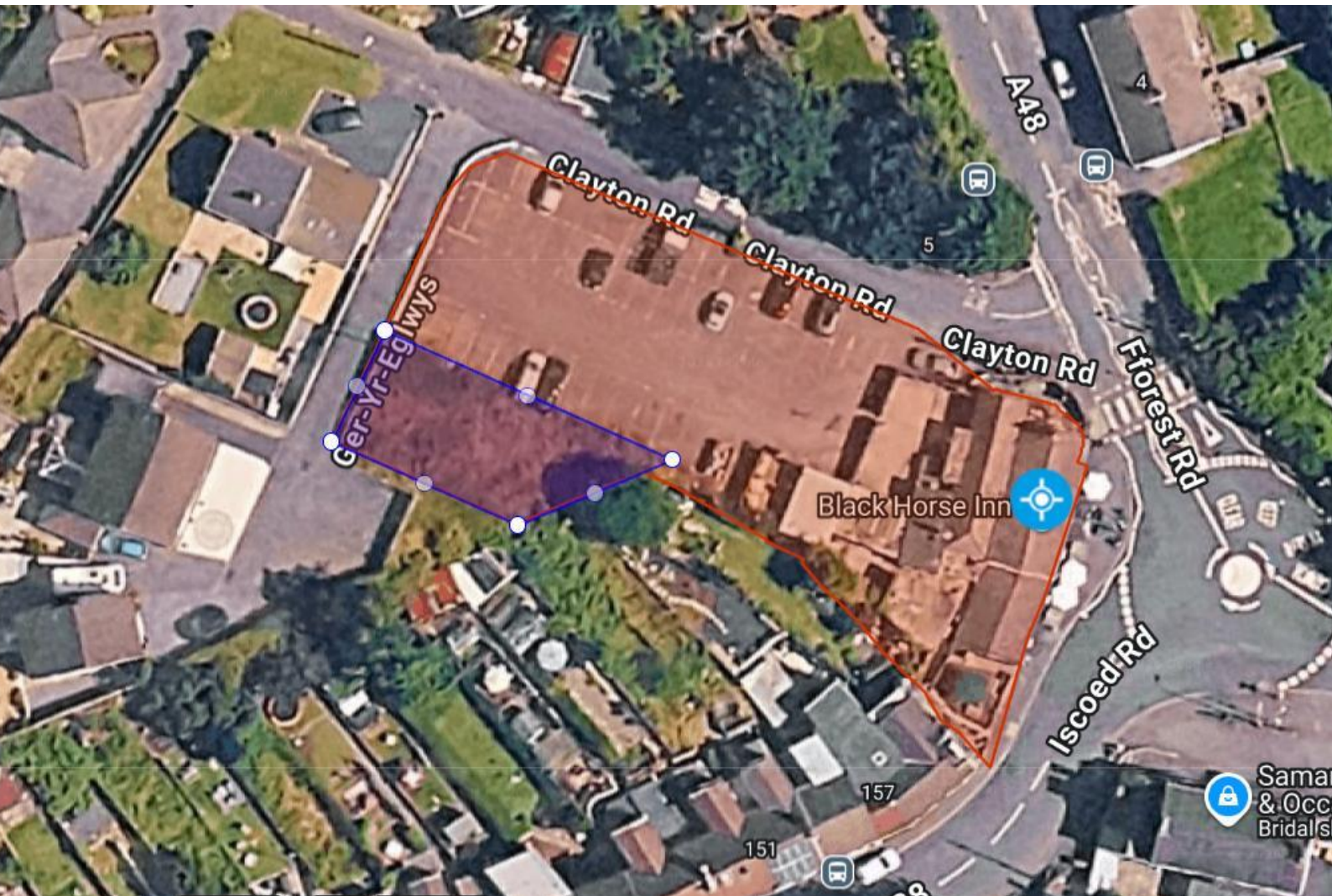


FREEHOLD FOR SALE – OFFERS INVITED

LAND AT THE REAR OF THE BLACK HORSE INN, ISCOED ROAD, PONTARDDULAI, SWANSEA, SA4 0UN



- Regular shaped parcel of land conveniently located in Pontarddulais, Swansea
- Site area of c. 0.069 of an acre
- Freehold unconditional offers invited
- May be suitable for storage or small residential development, subject to necessary consents
- Likely to be of interest to local/regional developers

Location

The Black Horse Inn occupies a prominent position within Pontarddulais, a long-established suburban district north of Swansea, set among mature residential neighbourhoods and local community facilities. The surrounding area provides convenient access to nearby settlements including Llansamlet, Morriston and Swansea city centre, all reachable within a short drive. The wider Swansea region benefits from strong transport connectivity via the A48, A4067 and the M4 corridor, offering direct routes west toward Carmarthenshire and east toward Cardiff and Bristol. Swansea Railway Station provides regular services to Cardiff Central, Newport, Bristol Parkway and London Paddington, supporting wider regional accessibility.

The grassed plot at the rear of the pub previously served as an external trading area and any development would border the public house car park. Our client would provide a right of access to the land across it's car park, as part of the sale.

Property Description

The parcel of land comprises a grassed area and is c. 0.069 of an acre in size.

Tenure

Freehold. The site forms part of the pub's freehold title (Title Number: WA590592) 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 made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information on this and potential planning permissions please contact the local authority.

<https://www.swansea.gov.uk/article/1690/Planning-and-building-control>

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.

Highways

The plot is accessible from Clayton Road just off the large highway of Iscoed Road (A4138). The access is via the pub car park.

VAT

VAT is applicable on the sale of the property.

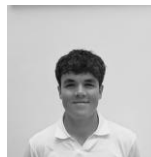
Anti Money Laundering

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



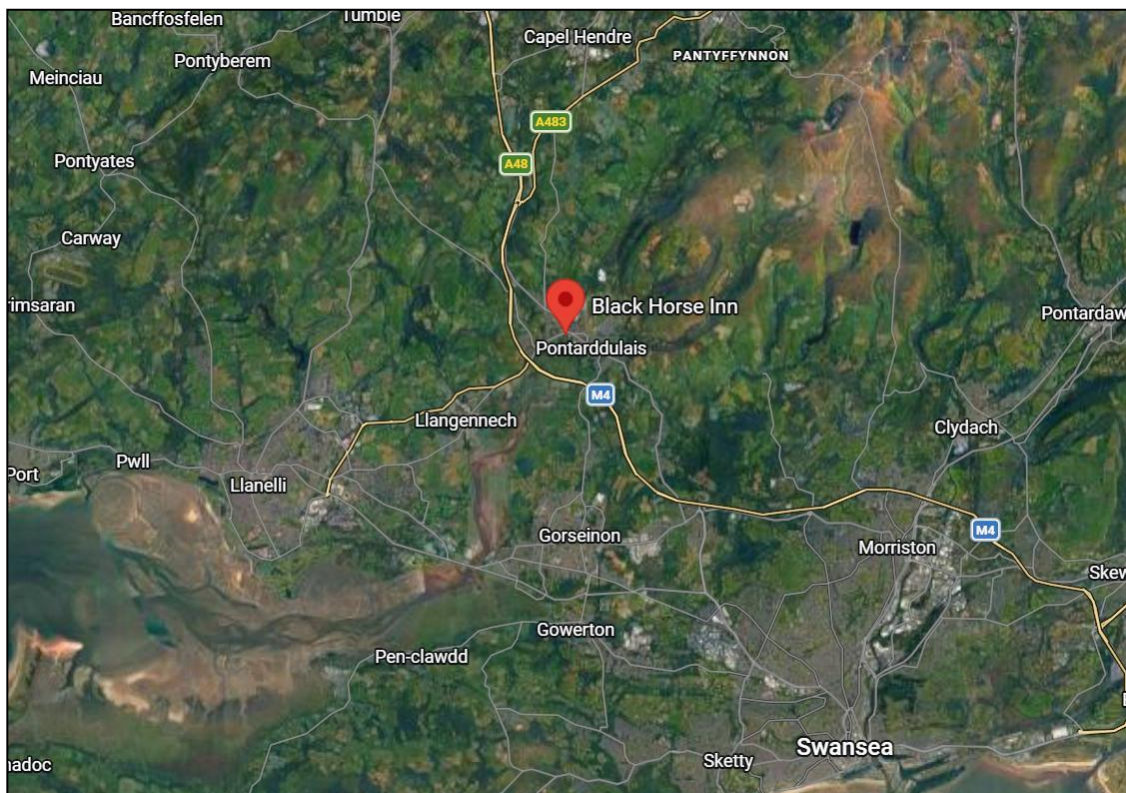
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk



Contact: Harry Downen
Tel: 07534 620 899
Email: harry@wtsccommercial.co.uk



Location Plan



Our Services & Offices

