

FOR SALE

Residential Development Land



Informal Tender Bids to be received by 12pm, Tuesday, 4th August 2026

Area 1312 m2 (0.324 acres)

Informal tender offers in the region of £50,000

Location lends itself to residential development (subject to planning)

- Semi Rural Location
- Extensive grounds
- Direct access from adopted highway
- Car parking available
- Extensive views
- Easy motorway access

For further information, contact:
Steve Jenkins
Neath Port Talbot Council,
The Quays, Neath, SA11 2GG

Tel: 01639 686987
Email: s.jenkins4@npt.gov.uk

Plot 2, Nant Y Cafn, Dulais Rd, Seven Sisters, Neath



Plot 2, Nant Y Cafn, Seven Sisters, Neath — Informal Tender

Informal Tender Procedures

Tender Number: 1946

Sale of Plot 2, Nant Y Cafn, Seven Sisters,

1. If the Tender Procedures are not fully complied with, then the Tenderer may be disqualified from further consideration by the Authority, whose decision on the matter is final.

The Tender date is 12 noon, Tuesday 4th August 2026

3. All offers must be submitted on the Informal Tender Form, which should be returned as outlined below.
4. The offer should be for a fixed sum (escalating or accumulating bids will not be considered). It is suggested that offers should be for an uneven figure to avoid identical offers.
5. All offers should give an indication as to whether they are subject to the sale of any other property or any special conditions.
6. An indication should be given as to the source and availability of the necessary finance to complete the purchase.
7. The successful party will be expected to exchange contracts within 60 days of being notified that their offer is accepted.
8. Details of the solicitor who will be acting on your behalf should be stated on the tender bid form.

9. Bids will be submitted to the Authority's board as soon as possible and they will endeavour to advise all persons who have made an offer as soon as instructions are received.

10. Prior to the closing date for Informal Tenders, the Council may issue amendments to clarify or modify these documents. A copy of each amendment will be issued to all persons in receipt of these documents and, for the avoidance of doubt, that amendment will become part of these documents.

Tenders are to be returned in an A4 envelope bearing the yellow 'tender' return label only. The envelope is to contain no information that will identify the Tenderer and must be returned to the Head of Legal Services at the Civic Centre, Port Talbot, SA13 1PJ before 12.00pm on the tender date. Any identifying marks will disqualify the Tender.

12. Where a courier or postal service is used, the Tenderer must instruct them not to mark the Tender with any mark which may identify the Tenderer. If this instruction is disregarded, the Tenderer will be responsible and the Tender will be disqualified.
13. If delivered by hand, Informal Tenders will only be accepted during the Councils normal office hours, which are 8.30 a.m. to 5.00 p.m. Monday to Thursday, and 8.30 a.m. to 4.30 p.m. Friday.
14. The identity of the Tenderer should be clearly stated on the Informal Tender Form. In the case of a private person, he or she must show his or her name and address in block capitals. In the case of a Limited Company, the name must be of the Company, the address must be the address of the Registered Office and the signature must be that of a Director or Secretary of the Company or some other person authorised to sign on behalf of the Company. In the case of a Charity or Unincorporated Association, the address must be

registered address, and the signature must be that of a duly authorised trustee or representative who is authorised to sign on behalf of the Charity or Unincorporated Association. If there is no such person authorised to sign, the Informal Tender shall be sealed by the Company/Charity/Unincorporated Association. In the case of a partnership, full names and addresses of all partners must be stated and the Informal Tender must be signed by all the partners.

15. No Informal Tender received after 12 noon, Tuesday 4th August 2026 **(time being of the essence)** will be considered by the Authority.
16. Offers transmitted by facsimile or email cannot be considered
17. The Authority does not undertake to accept the highest offer in respect of the property and shall not be liable for the Tenderer's costs in submitting a Tender.
18. The canvassing of any Member or Officer of the Authority or any of its representatives for the acceptance of any Tender will disqualify the Tenderer.
19. The Tender sum (i.e. the purchase price) must be completed in figures and words.
20. The Tender sum shall be for a sum of money in pounds sterling only and shall not make reference to any other currency or property.



Plot 2, Nant Y Cafn, Seven Sisters, Neath — Informal Tender

- 21 Attention is drawn to the “Notice relating to the Freedom of Information Act 2000” attached to these Instructions. Tenderers **MUST** complete the portion at the end of the Notice and return the same **WITH** their Tender submission, thereby confirming that they acknowledge the provision of the Act and how the Act may apply to their Tender.
- 22 No unauthorised alteration or addition must be made to the Form of Tender, or any other component of the Tender documents. Tenders must not be qualified in any way, and must be submitted strictly in accordance with the Tender documents and these instructions. Tenders must not be accompanied by any covering letter or any statements that could be construed as rendering the Tender equivocal and/or placing it on a different footing from other Tenders.
- 23 All corrections which Tenderers may have made to the Form of Tender, or any other component of the Tender documents to be submitted must be initialled and dated by the person responsible for making the correction. For clarification purposes, correction fluid must not be used.
- 24 “The Anti-Collusion Certificate” attached to these instructions **MUST** be completed by the Tenderer and submitted **WITH** the Tender documentation.

Plot 2, Nant Y Cafn, Seven Sisters, Neath — Informal Tender

Tender Form

Tender Number: : 1946

Sale of Plot 2, Nant Y Cafn, Seven Sisters, Neath

Closing Date: 12 noon, Tuesday 4th August 2026

I/We hereby offer the following fixed sum to purchase the land known as Plot 2, Nant Yr Cafn, Seven Sisters, Neath:

£
.....
.....

Subject to Contract – (Please write in words and figures)

This offer is subject to the following:-

I/We have read and agree to the terms and conditions set out in the informal tender procedures.

I/We confirm that we *will/will not require a mortgage or other finance to complete the purchase.

I/We confirm that our offer *is/is not subject to survey.

* Delete as appropriate.

Conditions of offer made: (if any):

.....
.....
.....
.....
.....
.....

(Please continue on separate sheet if necessary)

Source and availability of finance:

.....
.....
.....
.....
.....
.....

(Please continue on separate sheet if necessary)

Signed:

.....
.....

Dated:

.....

Contact Information:

Purchaser(s):

.....

Address:

.....
.....
.....

Telephone:

Home:

Business:

Mobile:

E-Mail:



Plot 2, Nant Y Cafn, Seven Sisters, Neath — Informal Tender

Solicitors

Firm:

.....

Address:

.....

.....

.....

Telephone:

.....

Contact:

.....

Email:

.....



Land at Nant Yr Cafn, Seven Sisters, Plot 2 — Informal Tender

Notice

The Freedom of Information Act 2000

Tender Number: : 1946

Sale of Plot 2, Nant Y Cafn, Seven Sisters, Neath

This notice is to make Tenderers aware that the Freedom of Information Act 2000 came into force on 1st January 2005. The Act makes provision for any information which is held by public authorities (including local authorities) to be made available to the public upon request. All local authorities, as public bodies are legally obliged to comply with the provisions of the Act.

Therefore, upon a written request from a member of the public to release information in its possession, the local authority must comply unless it is able to apply one of the limited exemptions available under the Act to such a request.

Such a request could relate to your Tender submission. The Vendors as the Local Authority may, therefore, from the 1st January 2005, have a statutory duty to release all or part of the contents of the Tender submission to a third party.

If Tenderers have any concerns or require any further information about the workings of the Act, it would be advisable that they seek independent legal advice.

Tenderers are required to complete the section below and return this form with their Tender submission.

I/We, the undersigned, hereby confirm that I/we acknowledge and accept the provisions of the Freedom of Information Act 2000 and how they may apply to my/our Tender submission.

Signed

.....
(Tenderer)

Signed

.....
(Tenderer)

Date:



Plot 2, Nant Y Cafn, Seven Sisters, Neath — Informal Tender

Anti-collusion Certificate

Tender Number: : 1946

Sale of Plot 2, Nant Y Cafn, Seven Sisters, Neath

1. I/we certify that this Tender is made in good faith, and I/we have not fixed or adjusted the amount of the Tender by or under or in accordance with any agreement or arrangement with any other. I/we also certify that I/we have not and undertake that I/we will not before completion of purchase of the property:-
- (i) (a) communicate to any person the amount or approximate amount of the Tender or proposed Tender, except where the disclosure, in confidence, of the approximate amount of the Tender was necessary to obtain insurance premium quotations required for the preparation of the Tender
- (b) enter into any agreement or arrangement with any person that they shall refrain from tendering, that they shall withdraw any tender once offered or vary the mount of any tender to be submitted;

- (ii) (pay, give or offer to pay or give any sum of money or other valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to any other Tender or proposed Tender for the purpose of the Property, any act or thing of the sort described at (i)(a) or (b) above.
2. I/we further certify that the principles described in paragraphs 1(i) and (ii) above have been, or will be, brought to the attention of all parties connected with the Tender and any contract entered into with such third parties will be made on the basis of compliance with the above principles by all parties.
3. In this certificate, the word 'person' includes any person and anybody or association, corporate or unincorporated; 'any agreement or arrangement' includes any transaction, formal or informal and whether legally binding or not.

Dated this day of 2026

Signature(s)
.....
.....

Full Name(s)
.....
.....

Postal Address
.....
.....
.....

Telephone No.
.....

Email
.....



Plot 2, Nant Y Cafn, Seven Sisters, Neath — Informal Tender

Conditions of offer made: (continued):

Source and availability of finance (continued):[illegible]