

FOR SALE

Residential Development Land at Seven Sisters, Neath



Offers in the region of £50,000

- Land suitable for residential development
- Area 1312 m² (0.324 acres)
- Freehold with Vacant Possession

Land adjacent to Nant Y Cafn Factory, Seven Sisters, Neath, SA10 9EU

For further information, please contact:
Steve Jenkins, Property & Regeneration,
The Quays, Brunel Way,
Baglan Energy Park,
Neath, SA11 2GG

01639 686987 / s.jenkins4@npt.gov.uk

This information is also available in Welsh
Mae'r wybodaeth hon hefyd ar gael yn Cymraeg



OPPORTUNITY

The land adjacent to Nant yr Cafn Factory, Seven Sisters is surplus to the requirements of Neath Port Talbot County Borough Council and interested parties are invited to submit offers for the freehold interest.

LOCATION

The property is located within the village of Seven Sisters and is located near to Neath and Glynneath Town Centres, A48 and the M4 Motorway.

Nearby Towns:

Neath Town Centre	9 miles
Port Talbot Town Centre	16 miles
Swansea City Centre	18 miles
Cardiff City Centre	47 miles

TENURE AVAILABLE

Freehold with vacant possession.

Land Certificates CYM560819 is available with the Information Pack.

AREA

Area 1312 m2 (0.324 acres)

HIGHWAYS

There is vehicular access from the adopted highway at Brynteg road

PLANNING

The land is located within the settlement boundary of the most recent Neath Port Talbot local development plan.

The type of use that would be considered acceptable on the site is residential

There is currently no existing planning use on the land.

CONDITION OF THE LAND

The Council has not carried out any ground investigations. The prospective purchaser will be given the opportunity to inspect the site and carry out any non-intrusive surveys that they consider appropriate.

The prospective purchaser will be deemed to have purchased the site in its existing condition and subject to all defects, whether latent or otherwise. The Council gives no warranty, express or implied, as to the state and condition of the property.

SERVICES

It is understood that the site is served by mains electricity, gas, water, and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts, capacity, and condition of services. The Council does not guarantee the integrity of the services nor does it warrant that the services are in working order.

The purchaser will take the site in its existing state and condition and will make all necessary enquiries of the Statutory Undertakers and Public Utilities, together with any other enquiries that may be necessary to establish the suitability of the site for the proposed development. All interested parties will be deemed to have made such enquiries and no subsequent variation of the accepted offer will be agreed to by the Authority in respect of anything in or under the site or any costs associated with providing services within the site or making connections on land outside the site.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property is sold subject to and with the benefit of all existing rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements, or wayleaves; whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively

TECHNICAL INFORMATION

Further technical information is available as part of these particulars.

METHOD OF SALE

The Authority is not obliged to accept offers, including the highest offer, for the sale of the property.

The Council reserves the right to take up financial (and other) references.

Neither the Council nor its advisors will be liable for any costs incurred by third parties through the preparation of any offers.

FEES

The successful purchaser is responsible for the Council's surveyor's fee of either £1,000 or 2% of the sale price, whichever is the greater, together with a reasonable contribution to the Council's legal fees.

VIEWINGS

Any viewings are to be organised through the Council.

Contact Steve Jenkins on Tel: 01639 686887 or email s.jenkins4@npt.gov.uk.

FURTHER INFORMATION

1. These particulars are for guidance purposes only and are expressly excluded from any part of any contract. Any measurements given are indicative only.
2. Any prospective tenant must satisfy themselves by inspection or otherwise as to the condition of the property.
3. Neath Port Talbot County Borough Council, including its Agents or any other person within its employment, does not give any representation or warranty in relation to the land described herein.
4. None of the Statements contained in these Particulars is to be relied on as a statement or representation of fact.
5. The Ordnance Survey mapping included within this document is provided by Neath Port Talbot County Borough Council under licence from the Ordnance Survey in order to fulfil its public function.
6. The particulars contained herein, do not constitute an offer or a contract. Furthermore, they will not form part of any subsequent offer