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herbert r thomas

Approximately 0.388 acres of Land Lying to the North of Regent Street, Briton Ferry, SA11 2RF

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By Private Treaty

Guide Price:
£80,000



- Accessible Location
- Potential Development Opportunity - Subject to Planning
- For Sale by Auction





Situation
Situated on Regent Street, Neath, within a well-established mixed-use area on the edge of Neath town centre. The property benefits from convenient access to the town's wide range of retail, leisure and public sector amenities, together with excellent transport connectivity via the A465 Heads of the Valleys Road and Junction 43 of the M4 motorway. Neath railway station is also within easy reach, providing regular services to Swansea, Cardiff and beyond.

Description
The land extends to approximately 0.388 acres (0.157 hectares) and is generally level in topography. The site has been cleared of vegetation and is currently presented in a cleared, undeveloped state. The regular and relatively flat nature of the land provides a readily available parcel suitable for a variety of potential uses, subject to the necessary consents and approvals.

The property may offer potential for future development, subject to obtaining the requisite planning permissions and all other necessary consents.

Access
Access to the site is taken from Regent Street West. The land does not directly adjoin the adopted public highway, with access being obtained over intervening unregistered land. Interested parties are advised to make their own enquiries and satisfy themselves as to the nature and extent of the rights required to access the property.

Planning
An outline planning application (ref: P2015/0751) was submitted in August 2015, and subsequently validated in April 2017. The application was for the erection of a three storey block of 22 (one and two bedroom flats), with all matters being reserved. The application was refused in June 2017 as "The required visibility (based on 85th percentile speeds) of 2.4m by 27m onto Regent Street West, cannot not be achieved." The refusal was not followed up by an appeal as far as we are aware. Subsequently, a planning application (ref: P2018/0795) was submitted in September 2018, for a residential development comprising of 5 x dwellings with garages and associated works" which was later withdrawn.

Plan
The plans included within the auction pack to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services
The land does not benefit from any services.
For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and National Grid.

Boundaries
The responsibility for boundary maintenance, are not known.

Tenure and Possession
Freehold with Vacant Possession upon completion.

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Health and Safety
Given the potential hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Method of Sale
The property is offered for sale by Public Online Timed Auction. Please refer to the Legal Pack.

For further details please contact:
Edward Williams MRICS
Tel 07860 643921
edwardwilliams@hrt.uk.com

Directions
Postcode: SA11 2RF

The winning buyer must pay £5,000 automatically at the end of the auction of which:
- £3,300+VAT is a buyer fee
- £1,040 is a deposit contribution.

Viewing Arrangements
Viewing strictly by appointment only.
Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

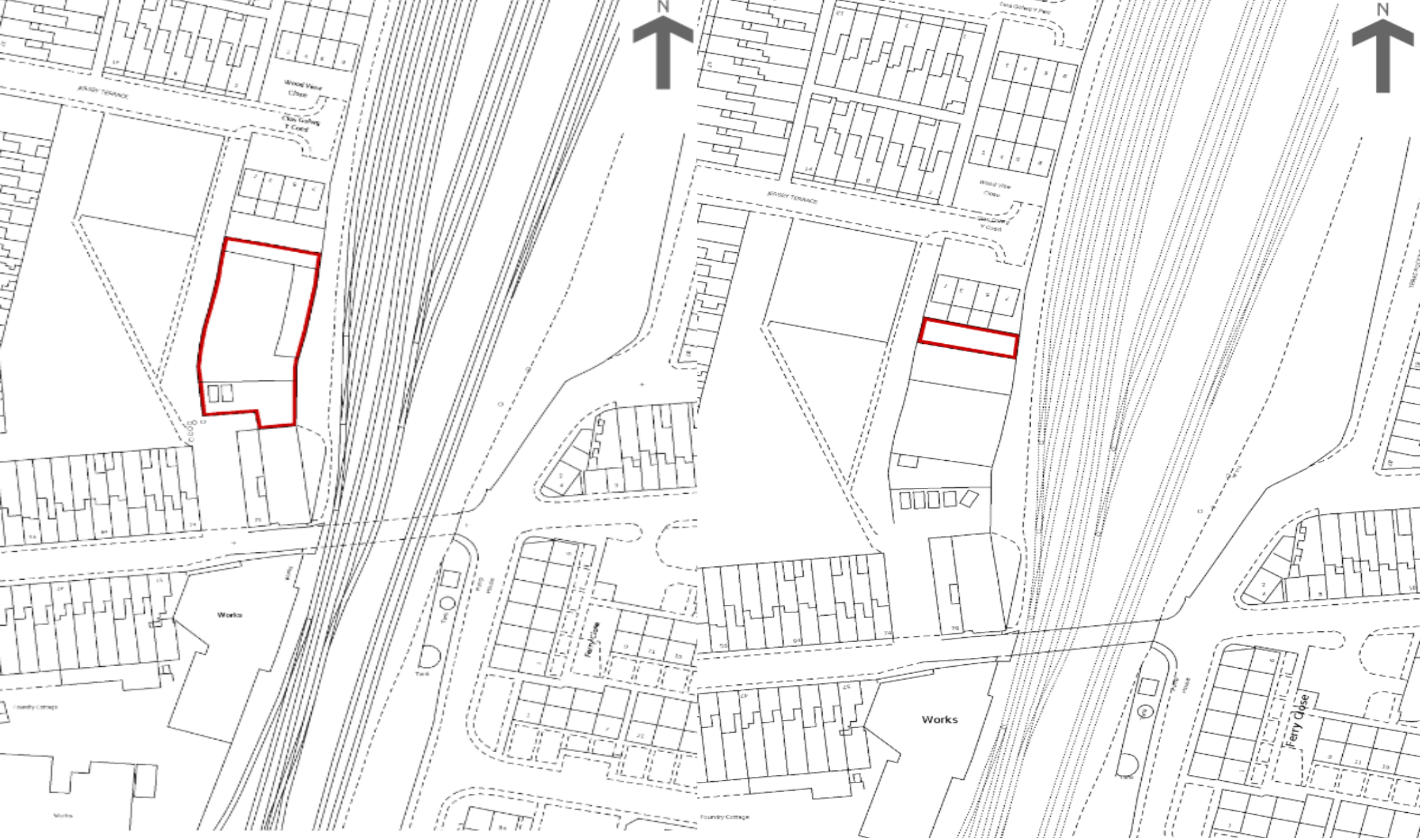
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hrt Est. 1926 RICS



Title no: CYM247706

Title no: CYM565884

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.