

FOR SALE
DEVELOPMENT OPPORTUNITY
LAND AT ANEURIN WAY, SKETTY,
SWANSEA SA2 7AB



Site Area c.3.18 ha (7.82 acres)

Popular Residential Location

Freehold with Vacant Possession

For Sale by Informal Tender by 12:00pm on Friday 14th June 2019

www.landataneurinway.co.uk



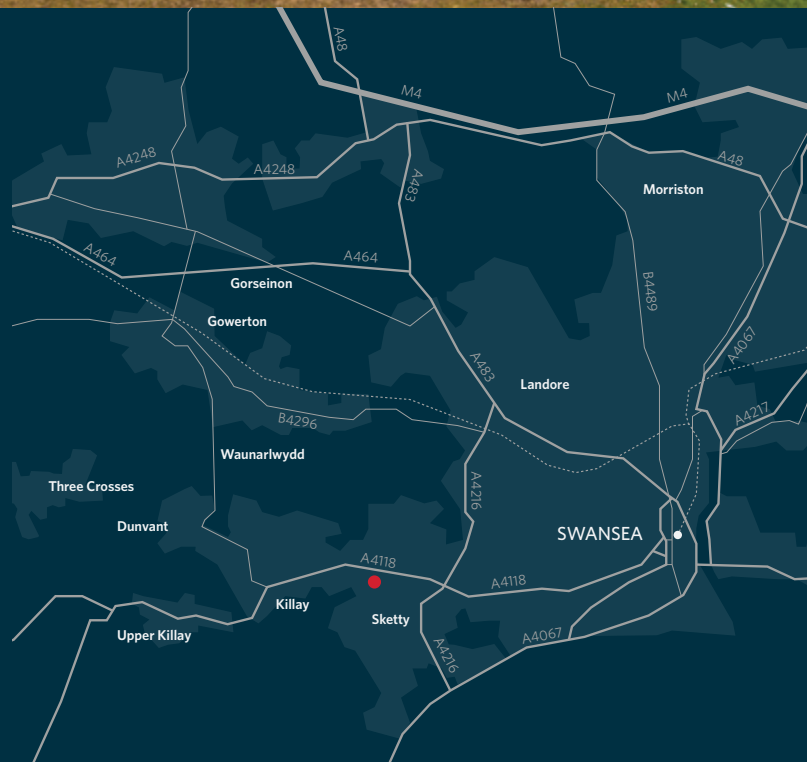
Location

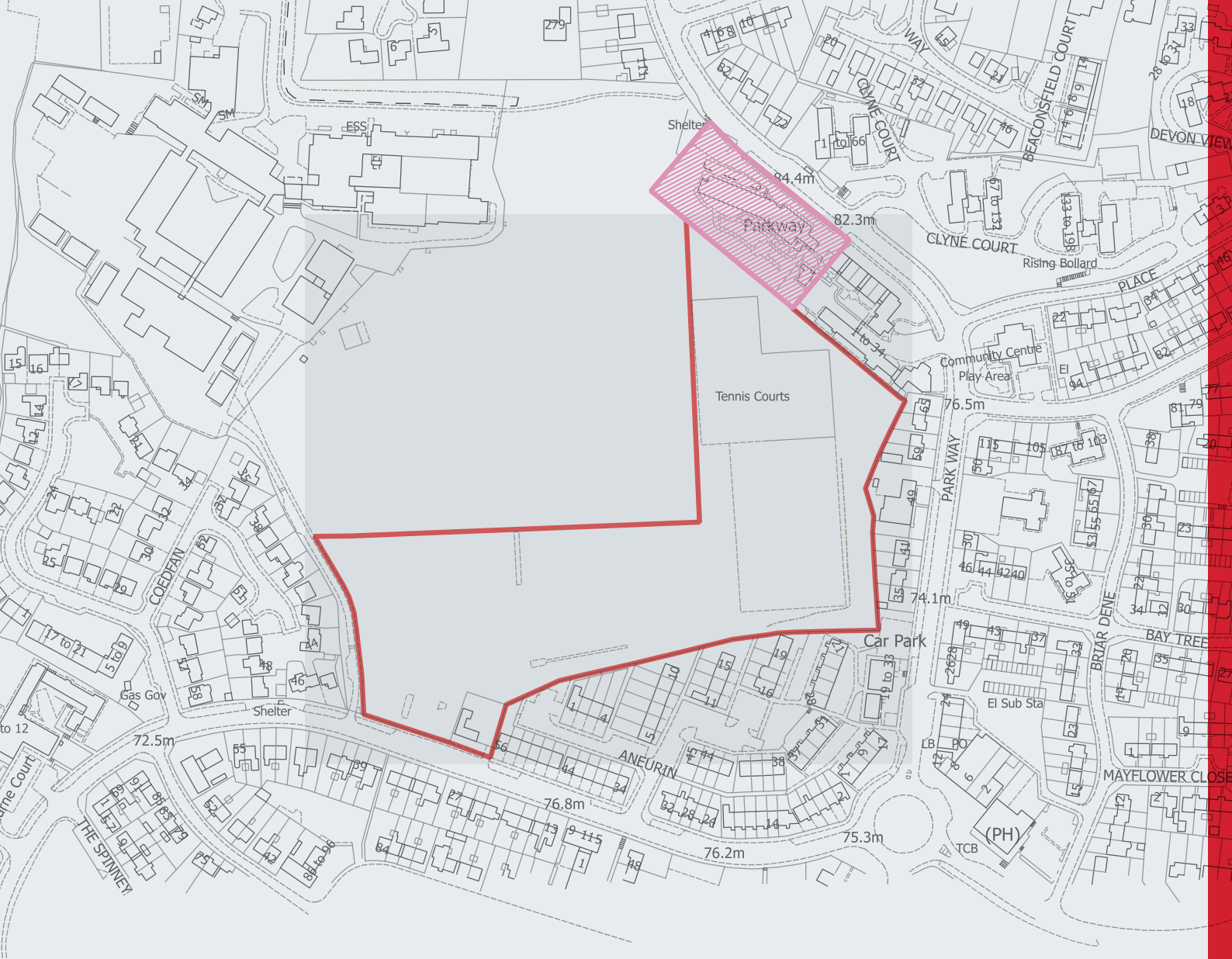
The property fronts Aneurin Way at its southern boundary, which provides the current access to the site from the adopted highway. It is situated within the popular Sketty suburb of Swansea in a predominantly residential area of mixed local authority and private built dwellings.

The site immediately adjoins Olchfa Comprehensive school (Estyn rated 'Excellent'). All expected services and amenities are within easy reach including regular bus services, supermarkets, schools and hospital.

Swansea City centre is c. 2.8 miles distant whilst access to the M4 Motorway is c.5.5 distant. Singleton Hospital, Swansea University and the Gower peninsular, the UK's first Area of Outstanding Natural Beauty, are all within easy reach.

Swansea is well served by road and rail, road access from Junctions 42-47 of the M4 and direct rail services to Cardiff (50 mins) Bristol & London (2hr 45min).





Description

The Site

The site is currently part of the grassed playing field area to Olchfa School and benefits from a frontage onto Aneurin Way and is flanked to the west by a vehicular and pedestrian access to the school and the completed Coed Fan residential development beyond (which was formerly part of the school grounds).

The site is roughly level and is partly used as a red gravel hockey pitch and concrete tennis court. There are no buildings situated on site identified for sale.

The site is bounded to the existing school buildings to the north and by the existing residential properties to the east along Parkway.

It is proposed to sell approx. 7.82 acres of land at Olchfa School, which includes the Council Parks Depot along Aneurin Way.

It should also be noted that Parkway Care Home extending to c.0.42 Ha (1.045 acres) has recently been closed by CCS Social Services and will be offered for sale independently by Lambert Smith Hampton.

The Care Home site is shaded in Pink on the site plan and is situated on the northern boundary of the former playing fields and provides road frontage onto Parkway.



Planning

Consultations with Development Control to establish the potential for residential development indicate that, subject to planning, the site would be suitable for residential development. A copy of the Pre-Application response from the Councils' Planning Department is available via the Data Room.

Additionally, as part of the proposals to dispose of the site, the Education Department will independently be seeking consent to develop an artificial 3G games facility on the retained school fields. It is acknowledged that the 3G allocation on the retained school land will include floodlighting in order to allow maximum community usage. A copy of the proposed layout is included in the Data Room for information purposes.

The Development Plan for the area is the Swansea Local Development Plan (Adopted February 2019).

We recommend that interested parties rely on their own planning enquires and form their assessment of the nature and scale of development that could be achieved.

Tenure

The land will be sold Freehold with full vacant possession

The purchaser will be expected to secure the site with ball proof fencing, to the satisfaction of the Council's Education Department, before occupying the site for any works.



Utilities

No enquiries have been made with utility companies regarding the supply or capacity of mains services.

Data Room

A technical information pack has been prepared and is available to interested parties via a dedicated website..

www.landataneurinway.co.uk

All parties requiring access to the Data Room will need to register via the website. The following files are held in the Data Room:

Topographical Survey

Planning

Legal

Ecology

Geotech

Bid requirements / proforma

Highways Access Study

Method of Sale

We are instructed to seek conditional bids on a subject to planning basis for the freehold interest in the property. Offers are to include overage and clawback terms, which will be payable on the grant of satisfactory planning permission for alternative higher value uses.

A combined offer for the Property and former Parkway Care Home will be considered.

All bids should include details of the proposed scheme and anticipated timescale for submitting a planning application.

It is envisaged that the sale will progress via an informal tender process with bids to be submitted no later than 12:00pm on Friday 14th June 2019.

Please note that the Council reserves the right not to accept the highest or any bid.

VAT

VAT will not be charged on the sale of the property.

Buyer's Premium

The Purchaser will be responsible for the Vendor's disposal costs.

Further Information & Viewings

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Disclaimer:

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