

FOR SALE
DEVELOPMENT OPPORTUNITY
FORMER GOWERTON PRIMARY SCHOOL
MOUNT STREET, GOWERTON, SA4 3EL



Residential Development Potential (Subject to Planning)

Popular Residential Location

Approximately 0.9780 ha (2.41 acres)

Freehold with Vacant Possession

For Sale by Informal Tender by 12:00pm on Friday 30th November 2018

www.formergowertonps.co.uk



Location

The property fronts Mount Street and backs onto Uplands in a predominantly residential area of mixed dwelling types within Gowerton Village. All expected services and amenities are within easy reach including a railway station. The M4 motorway, Junction 47 is approximately 4 miles distant. Swansea city centre is approximately 6 miles distant. The Gower peninsular, the UK's first Area of Outstanding Natural Beauty is a few miles distant.

Description

The Site

The gross area of the freehold property extends to approximately 0.9780 ha (2.41 acres) of which approximately 0.3660 ha, (0.9 acres) is woodland, which is affected by various Tree Preservation Orders under TPO 421 and TPO 655.

The Buildings

The Property has suffered from a lack of maintenance and it is anticipated that all the buildings illustrated on the site plan will be demolished to enable redevelopment of the site.

An Asbestos Survey and indicative demolition cost is included in the Data Room. However, an R&D survey has not been undertaken and no allowance has been made for any asbestos removal and disposal.





Planning

The existing use of the property falls within Use Class D1 of the Town & Country Planning (Use Classes) Order 1987.

The site is located within an area designated as being within the greenspace system, covered by Policy EV24 of the current Unitary Development Plan. The adjoining woodland and the grassland to the rear of the School site, (fronting Uplands), are currently designated as community recreation areas, covered by Policy HC23 of the Unitary Development Plan.

However, the deposit Local Development Plan proposals map shows this land as being within the urban area and not designated as either community recreational land or part of the greenspace system.

We are advised that the Swansea Local Development Plan is due for adoption early in 2019.

Consultations with Development Control to establish the potential for development indicate that, subject to planning, the site, (excluding the woodland), should be suitable for residential uses.

Since the initial consultations, which considered a development of 9-10 detached houses, a further tree survey has been undertaken, which has identified the potential for a larger developable area. As such TPO 421 is due to be revoked.

A copy of the Council's pre-application response (Feb 2018) is available via the Data Room, but we recommend

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

Tenure

Freehold with vacant possession.

Utilities

It is understood the property benefits from all mains utilities.

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

Rates

The Property is entered on the 2017 rating list. The Rateable Value has been reduced to £0.00 on the basis that no demand for a primary school exists, as new facility has been constructed. The Property will be re-assessed should the buildings be re-occupied or redeveloped. We recommend that all interested parties make their own enquiries.

EPC

We are advised that an EPC is not required on the basis that it is anticipated that the buildings are to be demolished.

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

All parties requiring access to the Data Room will need to complete the on-line registration form and access will be confirmed thereafter. The following information is held in the Data Room:

Topographical Survey

The Vendor reserves the right not to except the highest or indeed any bid.

Conditional bids on a subject to planning basis may also be considered.

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

A Buyer's Premium of 2.5% plus VAT of the total Purchase Price will be payable by the Purchaser to cover the Vendor's marketing costs and legal & professional fees.

Each Party will be responsible for their own legal costs.



Email: smatheson@lsh.co.uk



Email: adlewis@lsh.co.uk

Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are given notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise however, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.