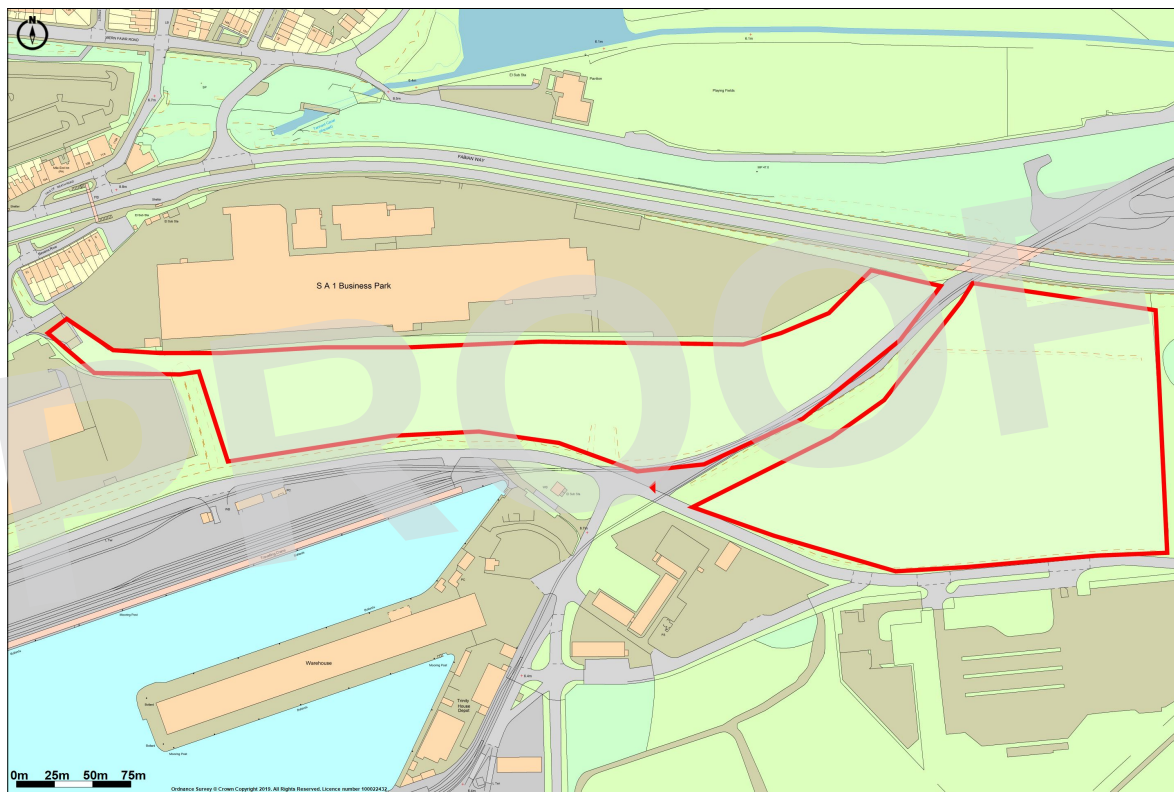


For Sale

Development Land

Land for Sale

Sites SV04 & SV05, SA1, Swansea, SA1 8QT



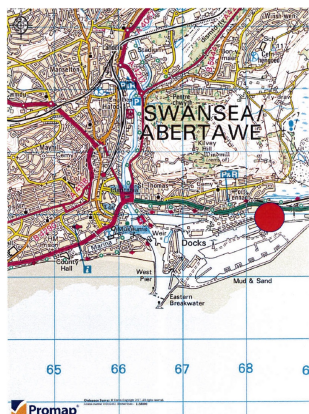
Promapv2
LANDMARK INFORMATION

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- 18.75 Acre (7.62 Ha)
- Prominent Development Site available in two Lots
- Gateway Location to Swansea
- Close to City Centre and Motorway Links

Sites SV04 & SV05, SA1, Swansea, SA1 8QT

Location



The sites are located on the south eastern side of Swansea and are accessed from Langdon Road via the A483 Fabian Way.

The site benefits from good communication links to Swansea City Centre and lies approximately 4 miles (6.45km) west of J34 of the M4 motorway.

The sites are situated adjacent to the Port of Swansea. SA1 Business Park and Swansea Science and Innovation Park are also located close by. Prominent occupiers in the immediate vicinity include McDonalds, Starbucks, Handcock & Brown Builders Merchants, Sinclair Mercedes and Audi Dealerships.

Description

The freehold site SV04 outlined red on the adjacent plan measures approximately 8.81 acres (3.57 ha). Site SV05 measures approximately 9.95 acres (4.04 ha).

The sites are separated by a railway line. Access to both sites is currently obtained via Langdon Road.

Site Area	Acres	Ha
SV04	8.81	3.57
SV05	9.95	4.04

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

The site is elected for VAT and will be payable on the purchase price.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Town Planning

Within the LDP the site forms part of the Strategic Development Area (SDA) K for Fabian Way. Site K is allocated for mixed commercial, residential and employment development. B1, B2 and B8 lies to compliment the role of the Swansea Central Area as the City Region economic driver, facilitating as Innovation Corridor to support university expansion.

Interested parties must make their own enquiries with the City & County of Swansea Planning Department with regards to potential end users of the site.

Method of Sale

The subject site is being offered by private treaty. A sale of parts would be considered.

Proposals

Proposals are sought on an unconditional or conditional basis, subject to contract.

Price

On Application.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 702800
07775 740370
jthorne@lsh.co.uk

May 2019

**Lambert
Smith
Hampton**

01792 702 800

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