



FOR SALE

**FOR INDICATIVE
PURPOSES ONLY**

**Former Unity
Mine & Railhead,**
Cwmgwrach, Neath
SA11 5PT

Site of 37.34 Acres

Inviting unconditional offers
in the region of £1,000,000

 **Cooke & Arkwright**

SUMMARY

- Well located, lying adjacent to the A465 (Heads of the Valleys Road).
- Comprises a mix of hardstanding land, woodland and grazing land.
- 9.079 Acres of commercial hardstanding land.
- Suitable for a variety of uses, subject to planning.
- Freehold.
- Former railhead situated on site.



LOCATION

The Former Unity Mine is located within the Neath Valley, 8 miles north of the town centre. Adjacent to the A465, the site benefits from access to the M4 via Junction 43 at Llandarcy approximately 12 miles southwest.

The site is split by the Heads of the Valleys Road (A465), with the mine itself on the western side and the parcel of land toward the east.

What 3 Words

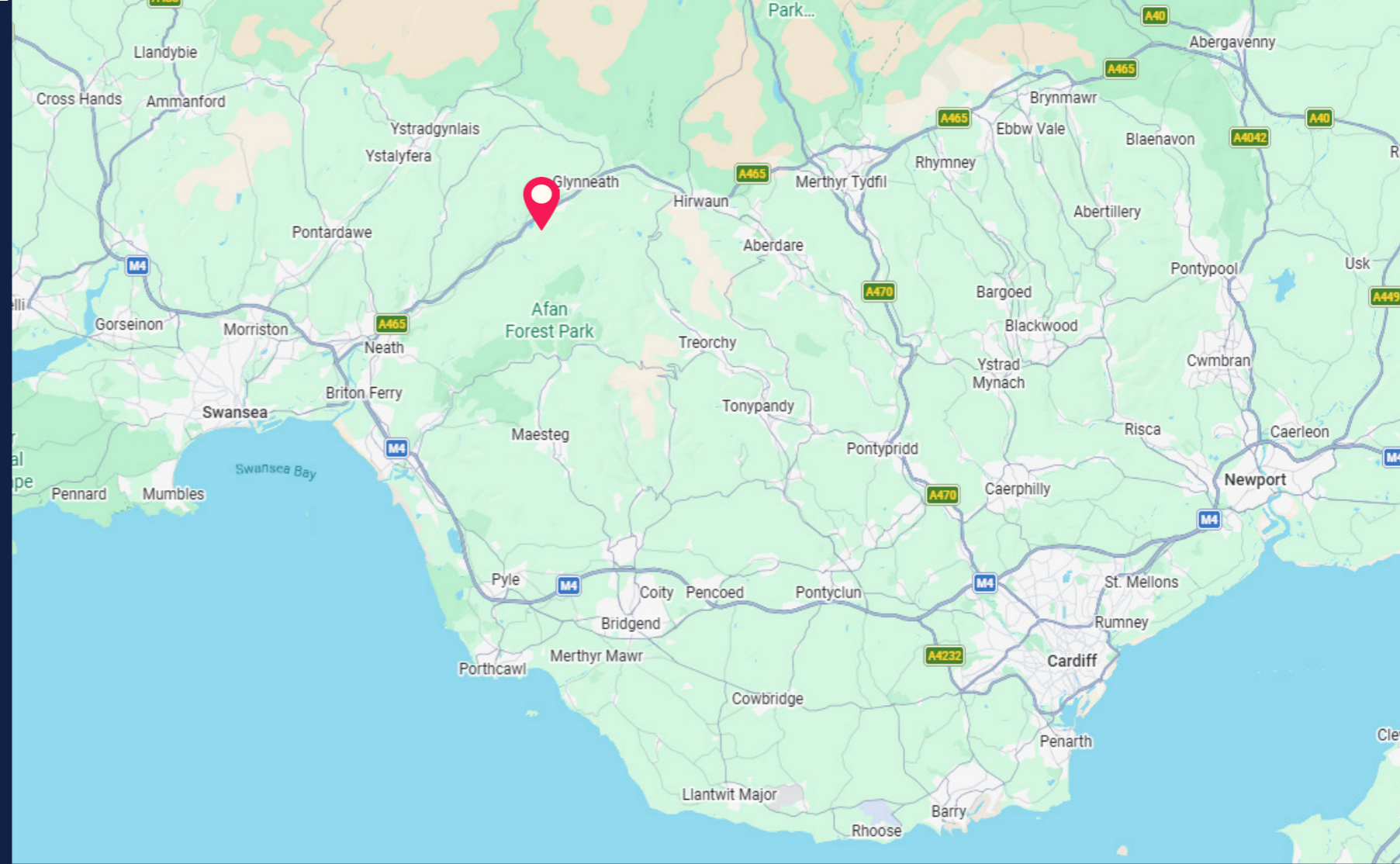
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DESCRIPTION

The site is predominantly split in two by the A465. The westerly land comprises of 9.079 acres of surfaced space that was previously used as a drift mine and processing facility. It was developed from Pentreclwydau workings in the Vale of Neath, then reopened in 2007. It aimed to extract remaining coal reserves for industry and power generation but closed after entering administration in 2013 due to financial difficulties. An additional feature is a rail siding that runs from the main gate (south westerly side) to the rail network. Access is available via a single-track road that begins at the junction with Heol Wenauallt. There is further access from the McDonalds Roundabout off the dual carriageways.

The easterly land comprises of 21.75 acres of open countryside, gently sloping grazing land and grass pasture. It was historically used for agriculture and livestock within the rural Vale of Neath landscape. Access is provided via a single-track road that loops beneath the A465 and subsequently follows the land along its westerly facing side.

The total land area available is approximately 37.34 acres of surfaced and agricultural land.



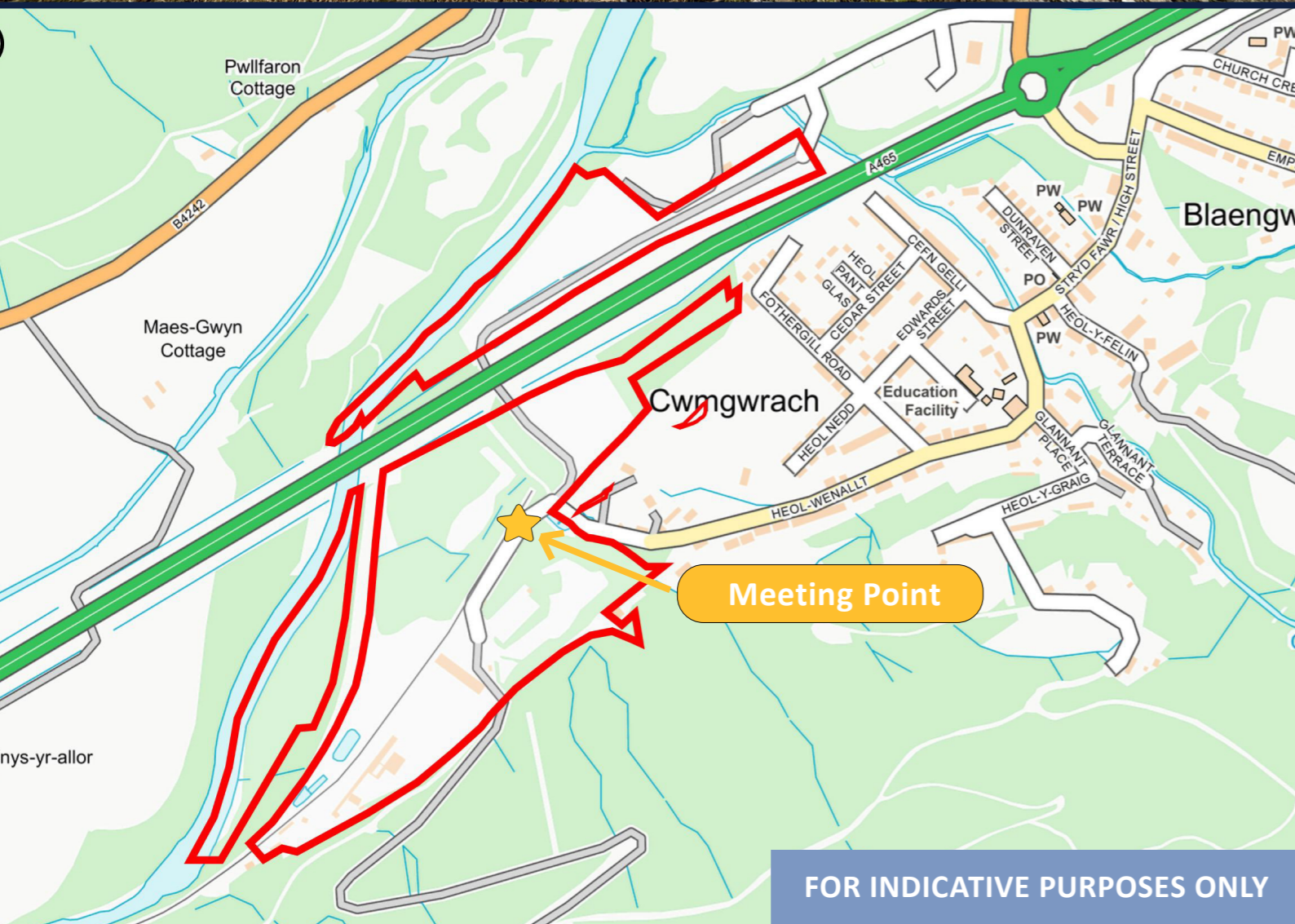




PLANNING

The Former Unity Mine lies within the Neath and Port Talbot administrative area. The local plan for the area is under the Neath and Port Talbot County Borough Council Local Development plan 2011 – 2026.

As it stands, the site benefits from the approved use of the erection and operation of a coal washing plant in association with the existing production facilities on site. A 12-month temporary change of use was granted for plant/machinery and buildings for coal processing to waste electrical and electronic equipment (WEEE) facility.



USES

Uses considered suitable subject to planning include:

- Industrial/Open storage
- Recycling facility
- Continued extraction & processing facility
- Solar energy
- Forestry and grazing

TENURE

Freehold.

QUOTING

Inviting unconditional offers in the region of £1,000,000.

VAT

All figures given exclusively of VAT.

LEGAL COSTS

All parties to be responsible for their own costs.

ANTI-MONEY LAUNDERING

In compliance with UK Money Laundering Regulations, property agents are required to establish the identity and source of funds of all parties involved in sales and letting transactions.

CONTACT



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What 3 Words
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