

**fisher
german**

Plot 9A, Contractors Yard

Tank Farm Road, Llandarcy Business Park
Llandarcy, SA10 6EN

Long Leasehold
Open Storage Land

0.89 Acres (0.363 Hectares)



For Sale



Key information



Tenure

Long Leasehold



Title Number

Title No WA902682



Open Storage Land

Plot 9A Contractors Yard

0.89 Acres (0.363 Hectares)

Description

The site comprises a large secure yard which is predominantly hard surfaced with a number of former storage bays.

Location

The site is situated on the Llandarcy Business Park, Llandarcy, SA10 6EN with easy access to Junction 43 of the M4 motorway.

Accommodation

Description	Acres	Hectares
Plot 9A, Contractors Yard	0.89	0.363

Locations

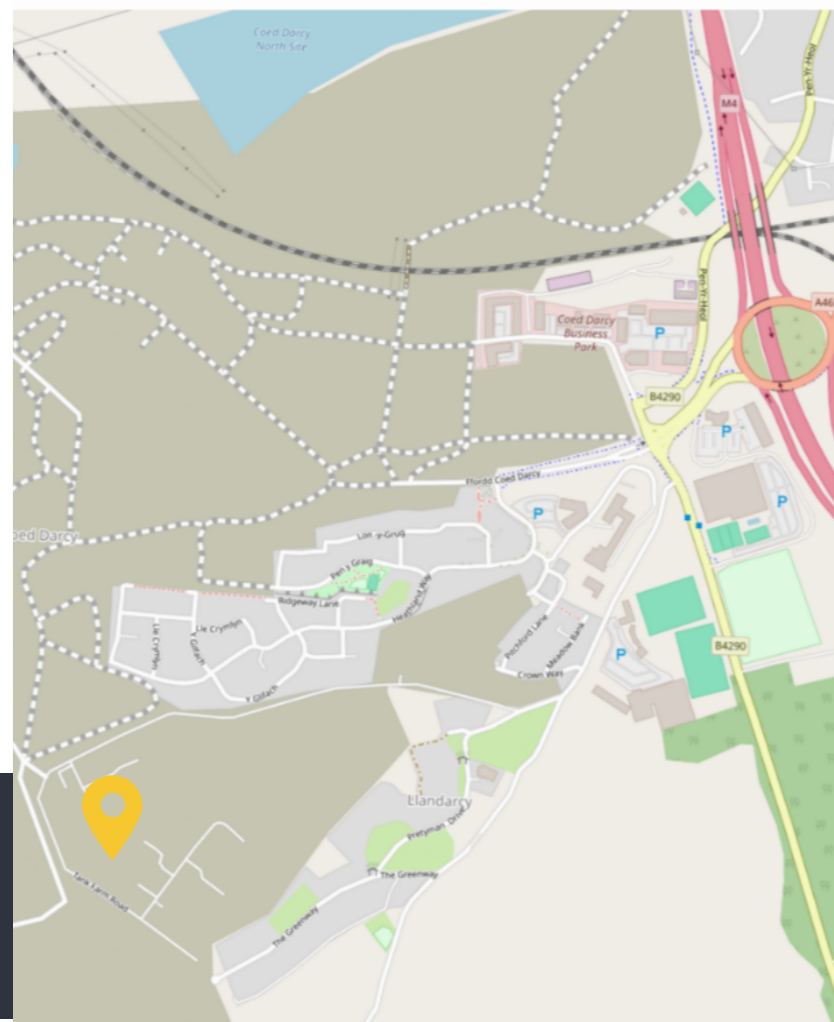
Neath: 3 miles
Swansea: 6.9 miles
M4 J43: 2.5 miles

Nearest station

Skewen: 1.6 miles

Nearest airport

Swansea: 12 miles



Further information

Asking Price

Price on application.

Long leasehold interest registered at Land Registry under title WA902682.

Access

Access to the property is via the access roads off Prettyman Drive.

Planning

Any use falling within Classes B2 & B8 of the Town and Country Planning (Use Classes) Order 1987.

Class B2 - General Industrial (excluding incineration purposes, chemical treatment or landfill or hazardous waste) Class B8 - Storage or distribution including open air storage.

There is a restrictive covenant not to use the Premises for or in connection with the production or packaging of concrete or concrete products without the prior written approval of the landlord.

Plans, Schedules & Boundaries

The Plans and Schedules within these particulars are based on Ordnance Survey Data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser(s) shall be deemed to have full

knowledge of all boundaries and the extent of the ownership. Neither the Vendor nor the Vendor's agents will be responsible for defining the Boundaries of the ownership thereof.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

The property will need to be reassessed for Business Rates by Castell-nedd Port Talbot County Borough Council. The property was last assessed for Business Rates in July 2007 at a Rateable Value of £9,800.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

A service charge is applicable under the Head Lease dated 7th October 1988 listed below - a copy of the lease can be provided upon request.

15% of the costs for maintenance of the access road from the main highway, Prettyman Drive, to the property. 100% of the costs for maintenance of the access bridge to the property.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The Vendor has not opted to tax under Value Added Tax. Should any part of the land or any right attached to it become a chargeable supply for the purposes of Value Added Tax (VAT), such tax will be payable by the tenant in addition to the rent.

Local Authority

For any further information regarding Business Rates and or other legislation please contact Castell-nedd Portal Talbot council on 01639 686843.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated July 2025.



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