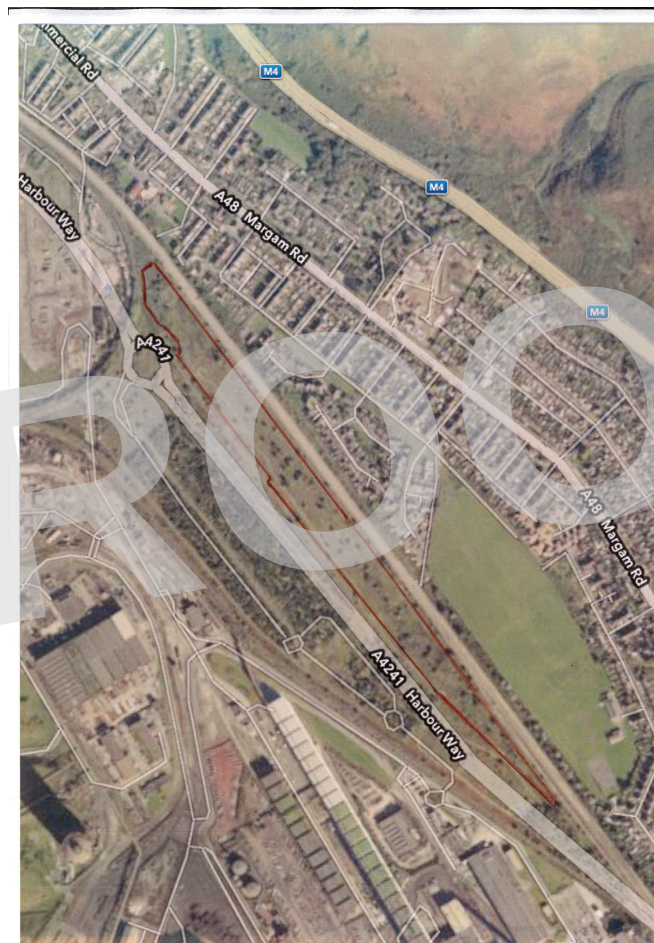


For Sale

Prominent Roadside Development Land

Industrial

Land off Harbour Way, Port Talbot

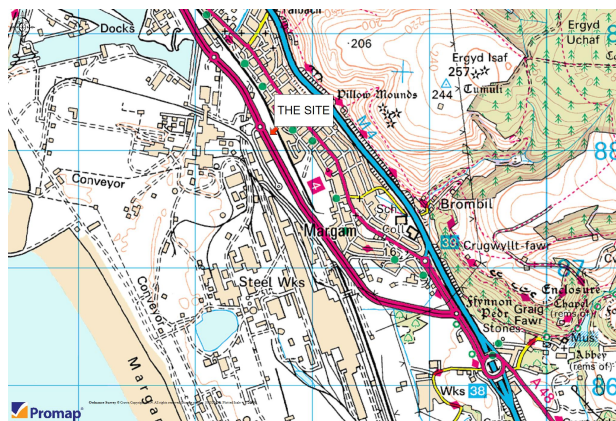


- 1 - 18.21 Acres (0.41 - 7.37 Ha)
- Prominently Located Alongside Relief Road
- Subject To All Necessary Consents Being Obtained
- Close to Port Talbot



Land off Harbour Way, Port Talbot

Location



The site is located alongside the new relief road known as Harbour Way (A4241), close to the entrance of Tata, Port Talbot and opposite the Tata Innovation Centre.

Good communications are now provided to Junction 38 of the M4 motorway which is located approximately two miles South East of the site. Port Talbot Town Centre is located approximately two miles to the North West.

Description

A long thin parcel of land currently vegetation and grass. The site has its own entrance off the roundabout serving Corus and the Innovation Centre. From the roundabout entrance the site runs a short distance to the North West, but runs mainly South East, alongside the railway line, down to the Groeswen Playing Fields.

Accommodation

Land available from 1 acre (0.41 ha) to 18.21 acres (7.37 ha).

Consideration will be given to the sale of small land sizes at an agreed price.

VAT

Our client reserves the right to charge VAT on all payments.

Business Rates

We have been informed via an enquiry via the Valuation Office website that the property has a Rateable Value of TBA.

UBR for Wales 2014/15 is 47.3p in the £.

Interested parties are asked to verify this information by making direct contact with the Local Rating Authority.

Planning

No planning currently exists for the site, although consideration will be given to Employment use. The vendor will work with the purchaser to negotiate the securing of planning permission.

Method of Sale

The vendor will consider a phased or individual plot sale. The purchaser to be responsible for installation of services, road way and planning approval/conditions, but this will be taken into consideration in the sale price.

Price

£75,000 per acre.

Charities Act

The land is owned by a Charity. The sale will be conducted within the regulations of the Charities Act 2011.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne

Lambert Smith Hampton

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December 2014

**Lambert
Smith
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- (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.
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