



**BP2**

**Commercial Property  
& Development Land**

**38 Penlan Crescent, Uplands, Swansea, SA2 0RL**

Residential Development, Education, Office For Sale | £600,000 | 10,154 sq ft  
Former School premises located in a desirable and affluent residential suburb.

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### Summary

- Price: £600,000
- Business rates: £21,584 payable per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (64)

### Further information

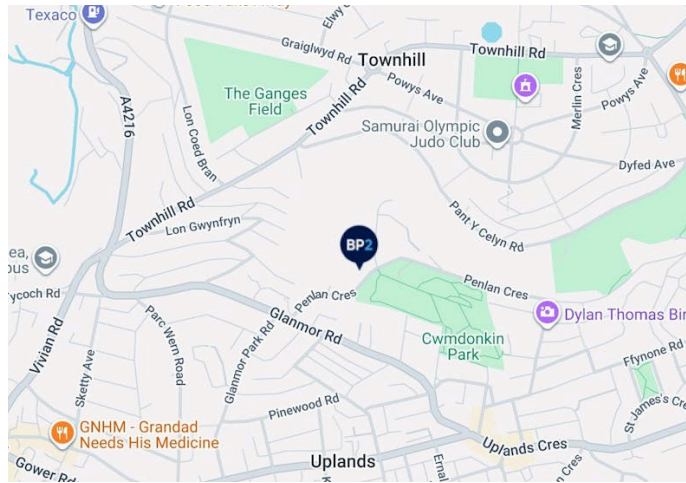
- [View details on our website](#)
- [View Microsite](#)

### Contact & Viewings

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### Key Points

- Highly Desirable Residential Area
- Unique Established Former School House
- Potential for Re-Development or Re-Purposing (STP)
- Convenient Access to Swansea City Centre
- Freehold Sale with Vacant Possession
- 10,154 sq ft (GIA)

### Description

The property comprises a 2 storey traditional period building, extended over time to provide a series of classrooms, offices, canteen and leisure facilities.

The site extends to 0.69 acres overlooking Swansea Bay. Externally the property provides a standalone demountable teaching facility along with play areas and astro turf sports ground.

Direct vehicular access is provided from Penlan Crescent with a small parking area, together with pedestrian access to Glamor Road.



### Location

The property is situated within the established and highly regarded SA2 residential area of Swansea, benefitting from convenient access to Swansea city centre, which provides a comprehensive range of retail, leisure and transport facilities.

The locality is well served by reputable schools and is considered particularly popular with family occupiers. The property also benefits from proximity to the Gower Peninsula and Swansea Bay, both of which offer a range of coastal and recreational amenities.

### Tenure/Terms

The Freehold interest is for sale - asking price £600,000.

Sold with vacant possession.

### Planning

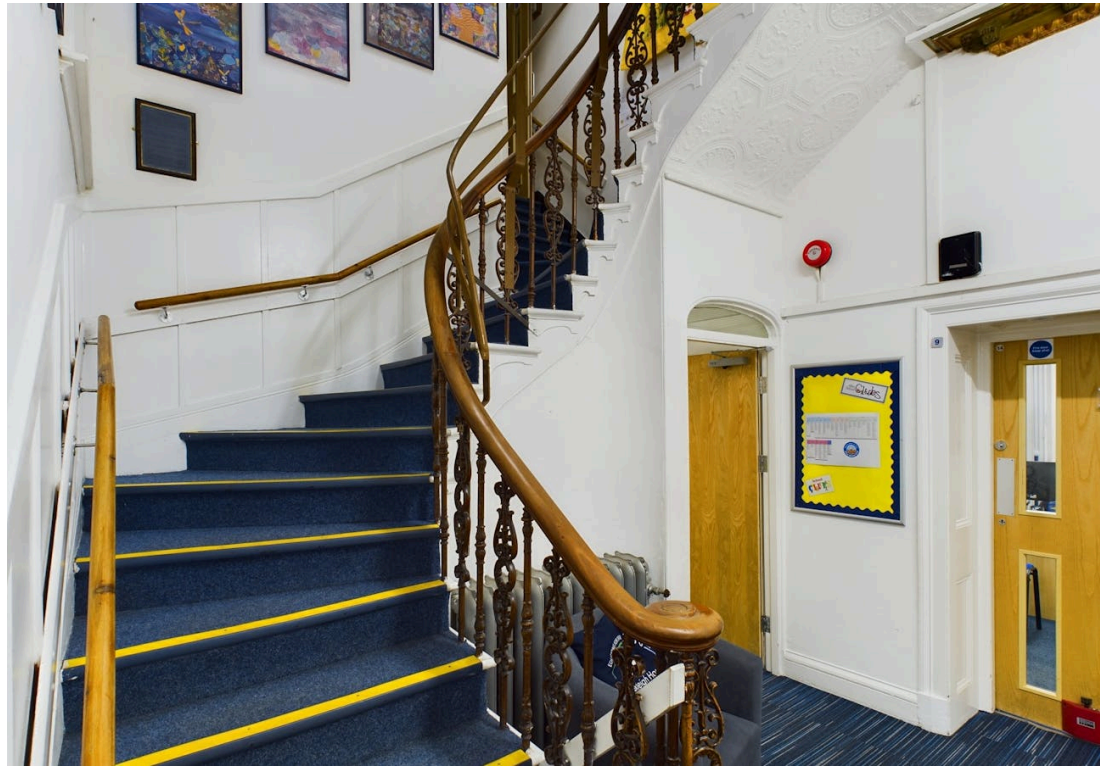
The property benefits from planning for its existing use as a school (D1 non-residential institution).

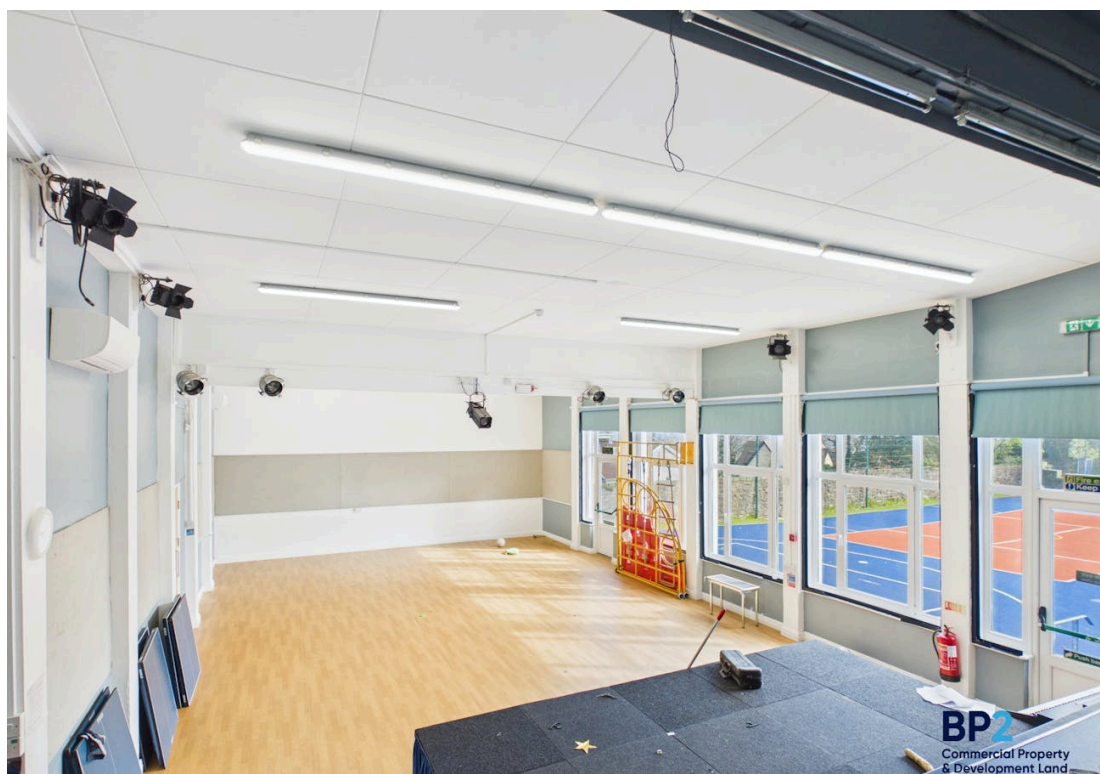
Interested parties are encouraged to make their own enquiries with the local planning department.

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## Accommodation

Name	sq ft	sq m
Ground - Ground Floor	5,454	506.69
1st - First Floor	3,079	286.05
2nd - Second Floor	523	48.59
Building - timber Frame Demountable	1,098	102.01
<b>Total</b>	<b>10,154</b>	<b>943.34</b>







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