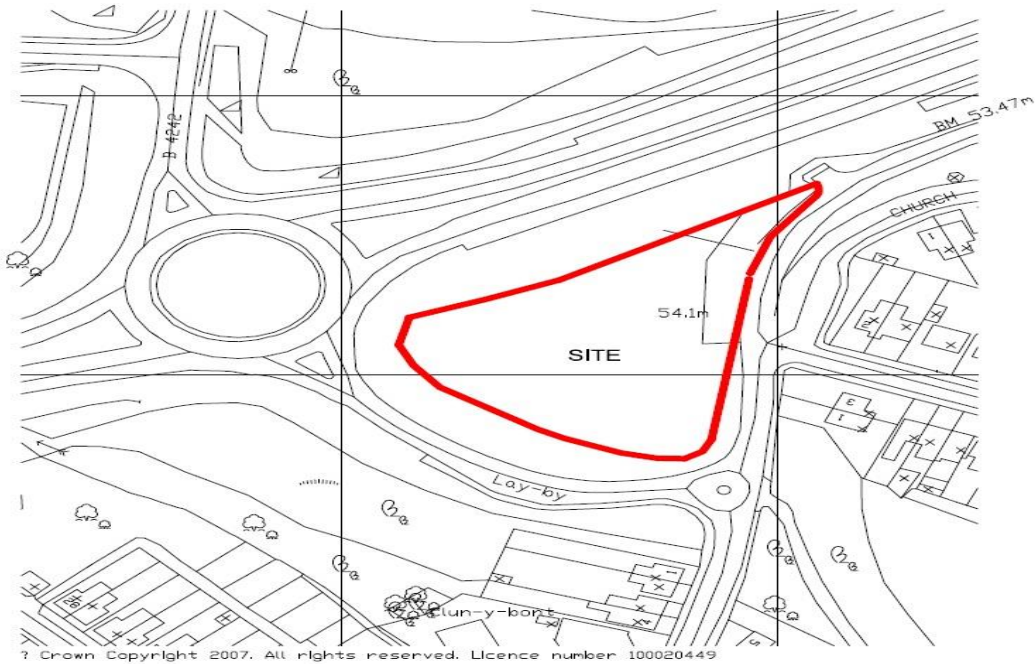


ROADSIDE DEVELOPMENT SITE

1.1 ACRES

BLAENGWRACH / A465, NEATH, SA11 5NZ



? Crown Copyright 2007. All rights reserved. Licence number 100020449

**Fletcher
Morgan**

029 2037 8921

LOCATION

The development site is located in the village of Blaengwrach, approximately 1 mile to the south of Glynneath and approximately 18 miles north east of the City of Swansea. The site is adjacent to McDonalds on the A465 dual carriageway.

The site benefits from good transport links via the A465 heads of the valley road which links Neath with the upper sections of the South Wales Valley.

DESCRIPTION

The site is relatively level and is bounded by the A465 dual carriageway to the north, the link road to the south and High Street to the east. Access to the site is off High Street.

The site sits within the UDP settlement boundary identified for infill housing or for the creation or expansion of businesses, including industry, storage and offices.

Potential uses could include: retail, commercial or residential (subject to planning). Parties are recommended to contact the Local Planning Authority.

ACCOMMODATION

The site extends to some 1.1 acres.

TENURE

We are advised the site is freehold and available with vacant possession.

PURCHASE PRICE

£400,000 exclusive.

V.A.T.

All figures quoted are exclusive of V.A.T. where applicable.

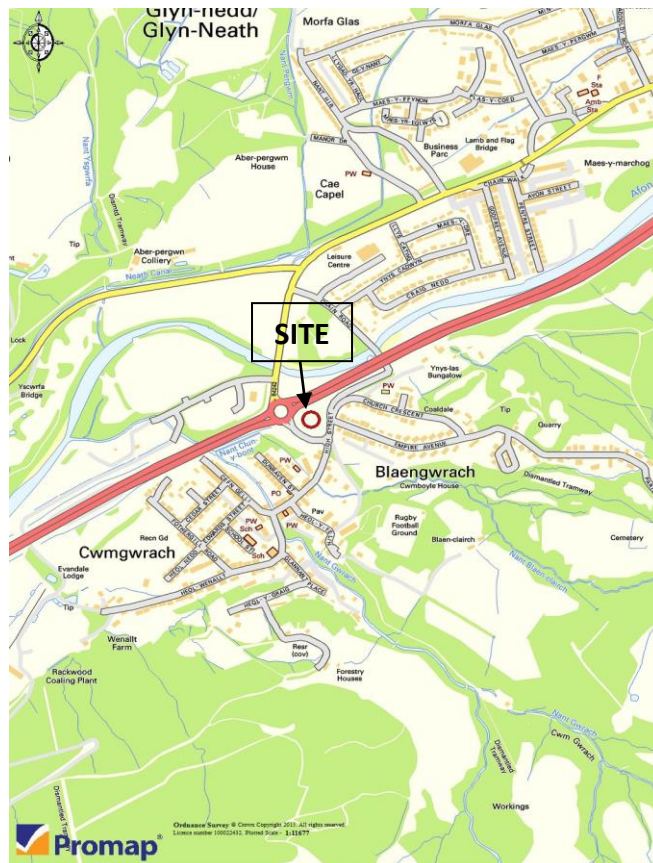
LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

VIEWING

Strictly by appointment with Sole Agents Fletcher Morgan.

Contact: Matthew Jones 029 2037 8921
matthew.jones@fletchermorgan.co.uk



**Fletcher
Morgan**

029 2037 8921



RICS

the mark of
property
professionalism
worldwide

"Fletcher Morgan (and its subsidiaries and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Fletcher Morgan cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Fletcher Morgan (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Fletcher Morgan (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at any property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such for their requirements. 26/10/2015