

# Development Land For Sale

Part of Public House Car Park - Crown & Sceptre

Main Road

Cadoxton

Neath

SA10 8AP



## Location

Neath is a South Wales town located approximately 11 miles to the North of Swansea some 40 miles from Cardiff. The town has an established High Street which provides a mix of multi-national and regional occupiers. Cadoxton is a residential suburb of the town, situated approximately 2 miles to the North of the town centre. The area has an established mix of residential properties built in semi-detached and detached design.

## Description

The site is currently occupied as car parking provision for the Crown & Sceptre Public House situated opposite. The car park will be reconfigured to retain sufficient parking to the North-Eastern boundary and releasing the remainder of the site for disposal, as indicated on the plans shown for identification purposes only.

The site is tarmac covered and level with fenced boundaries to 3 sides. Road access is provided via a single access point onto Main Road. The area of the site to be sold is approximately 0.20 acres.

## Development Potential

The site lends itself to the development of residential accommodation. The plan opposite identifies the potential, subject to planning, for the development of 4 terraced residential dwellings with sufficient allocation of private parking and retention of the remainder of the site for pub car parking. The layout provides for turning head and landscaping to adjoining properties.

Please note these are sketch plans and have not been discussed with the local planning authorities. The area to be sold would be adjusted as required to accommodate the development and retention of parking for the public house..



## Price

On application to agents.

## Rates

Information available on application to the LPA, but the car parking is allocated within the public house assessment.

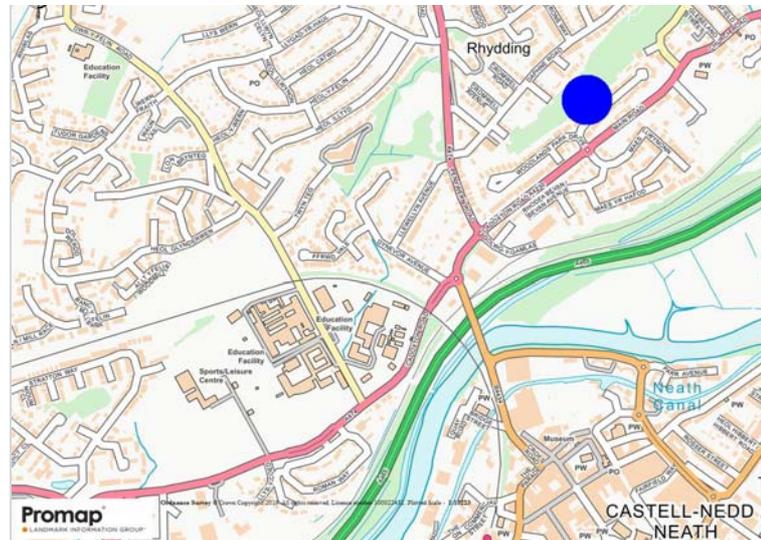
## VAT

The property is elected for VAT purposes

## Costs

Each party to bear their own costs incurred.

ALL PLANS AND SKETCH LAYOUTS FOR IDENTIFICATION PURPOSES ONLY



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