

FOR SALE

PROMINENT DEVELOPMENT OPPORTUNITY

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25 Park Place, Cardiff CF10 3BA 

**Fletcher
Morgan**



Site J, Trawler Road, Swansea Marina SA1 1UN



Location

The development opportunity is situated on Swansea Marina to the South of Swansea City Centre. Swansea is the second largest city in Wales and has a resident population of 317,000 as of 2018, which is boosted by 23,500 students living within the city.

The site is well-positioned within a few hundred yards of the new £300m University of Wales, Trinity St David Campus.

Link for further information – <https://www.uwtsd.ac.uk/swansea>

SA1 Swansea Waterfront is a vibrant, 100-acre mixed use. Notable neighbouring occupiers include Village Hotel & Leisure Club, Premier Inn (including a Beefeater Restaurant) and a Well Swansea Health Centre.

Planning/Description

The landowner may consider subject to planning deals for change of use to PRS, residential or hotel.

The site benefits from the following consent:

Construction of a purpose-built student accommodation building ranging from 4 to 6 storeys high, plus duplex, incorporating 287 bedrooms with ancillary communal facilities/services, 3 no. commercial units (Classes A1/A3), 43 space undercroft car park, servicing area, associated engineering and landscaping works.

Application Number: 2016/1333. Full plans available on request.

Accommodation

Student Units = 287 beds

Car Parking = 47 spaces

Commercial = 3,927 sq.ft. | 365 sq.m.

The site is 0.75 acres

Tenure

The subject property is available freehold.

Purchase Price

On application.

VAT

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

Costs

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



Example floor plan, 3rd floor

CONTACT

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