

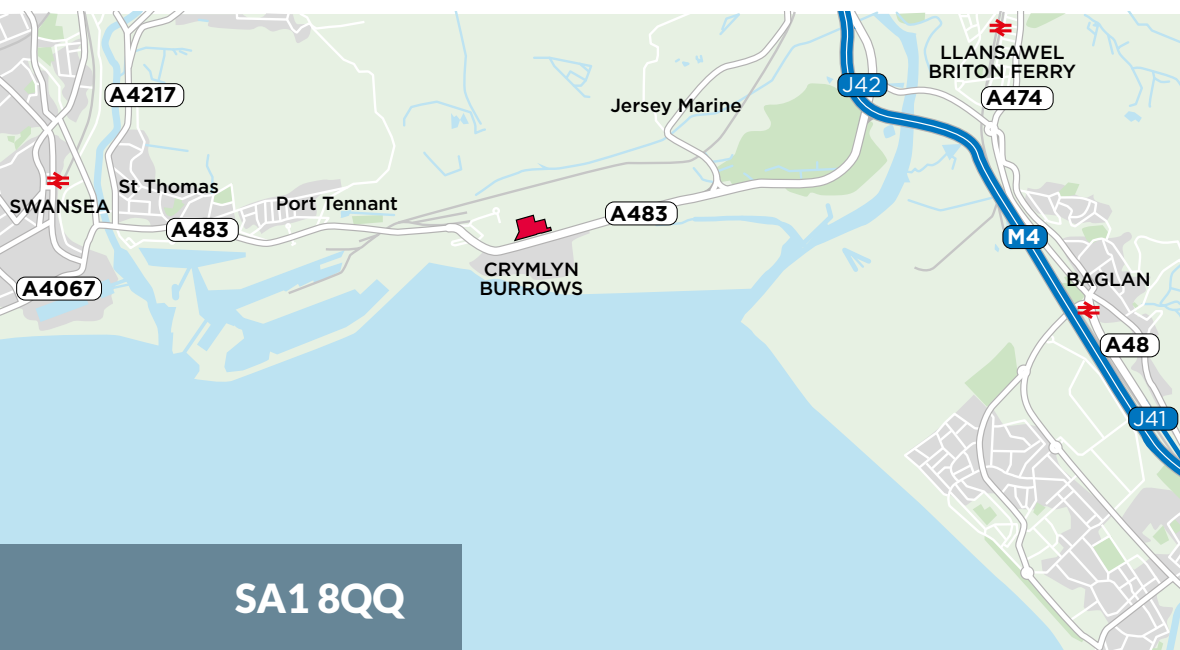
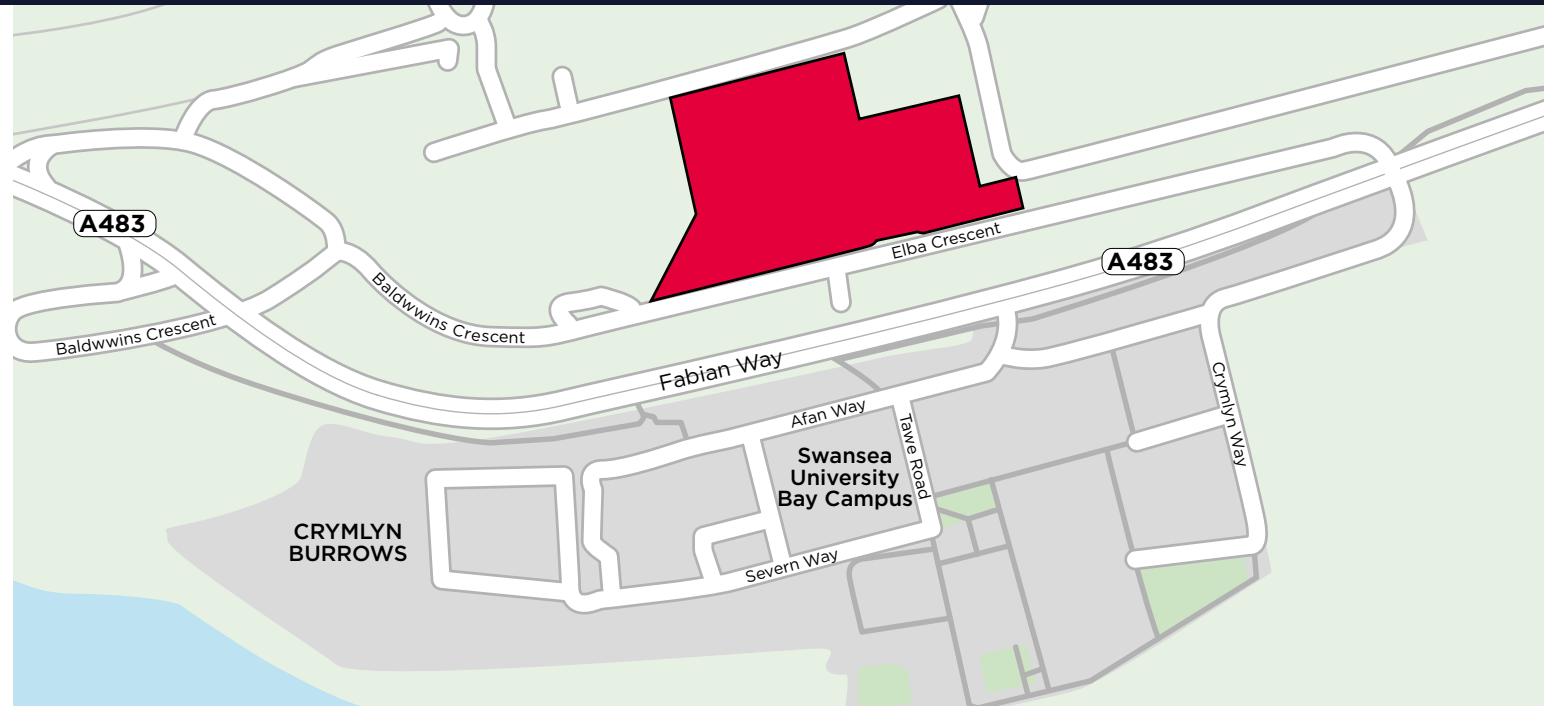


RESIDENTIAL DEVELOPMENT OPPORTUNITY
4.64 HA (11.47 ACRES)

DESCRIPTION

The property comprises a former industrial site located within the administrative boundary of Neath & Port Talbot Local Authority. The property is situated on the outskirts of Swansea within close proximity to the Swansea University Bay Campus and adjacent to the A482 Fabian Way.

The site was previously occupied by industrial premises which have been demolished providing a level site adjacent to existing residential and commercial uses.

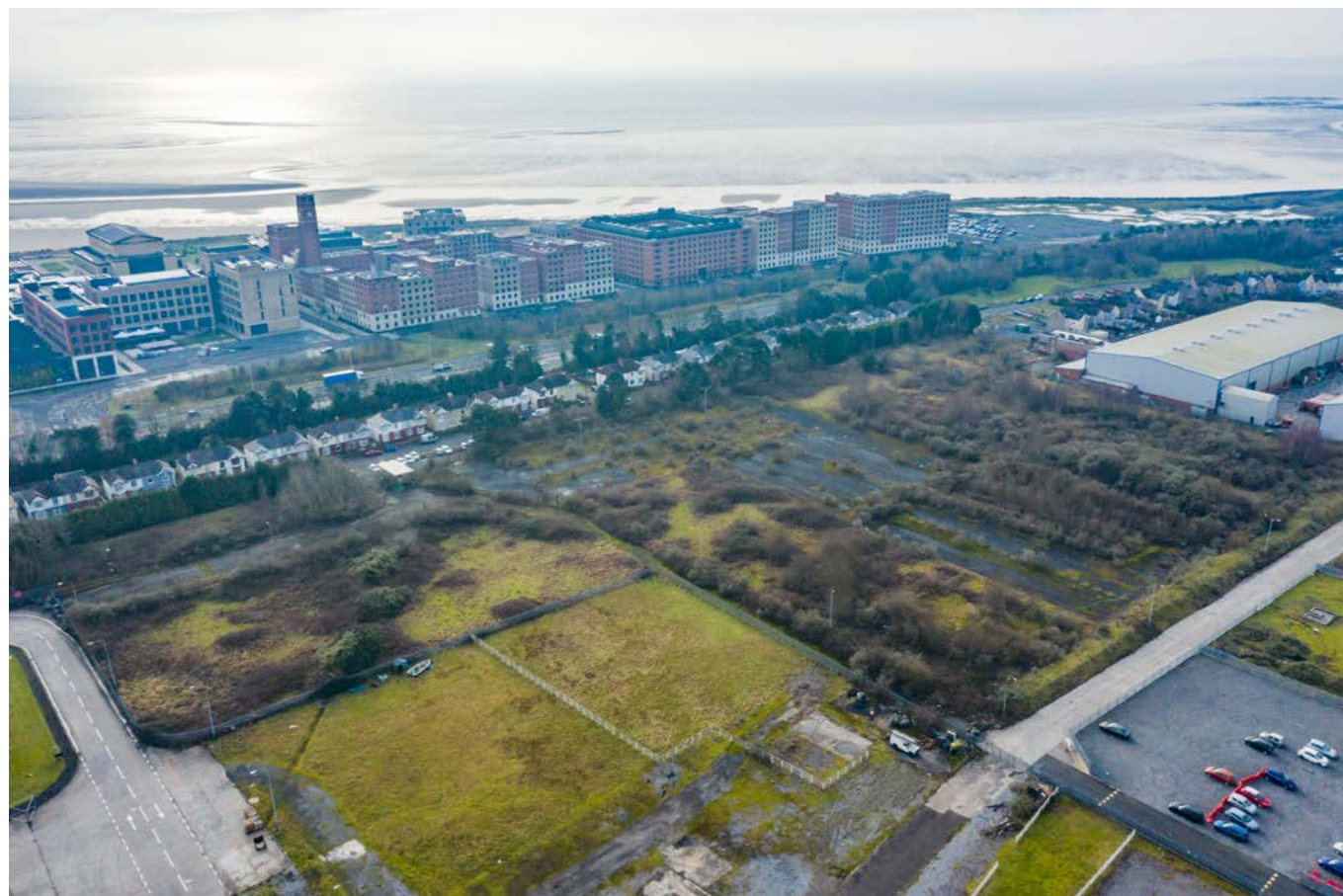




PLANNING

The property currently benefits from an allocation for housing (Ref: H1/LB/3) in the current Local Development Plan (adopted in 2016) until 2026. This means that the principle of developing the property for residential development is firmly established by the development plan. The Council have embarked on a review of the Plan, with a consultation published in January 2020.

The property has been granted Outlining Planning Permission, subject to 35 conditions, under application numbers P2008/0514 and P2012/0581 for residential development comprising 141 dwellings with an indicative mix of 2 & 3 bedroom terraced housing and 3 & 4 bedroom semi-detached and detached housing, in conjunction with a reduction in the required set off from adjacent commercial premises subject to a 10m buffer zone around the perimeter of the proposed development. An extension of time application was approved under application number P2017/0800 for the same development which lapsed in May 2019.



[HOME](#)

[DESCRIPTION](#)

[PLANNING](#)

[GALLERY](#)

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ELBA CRESCENT

TENURE

The property is held freehold under HM Land Registry Title Number: CYM217192. Only part of the site will be transferred as part of any disposal, as identified (outlined in white).

METHOD OF SALE

The subject site is being offered by informal tender.

PROPOSALS

Proposals are sought on an unconditional or conditional basis, subject to contract.

LEGAL COSTS

Each party is to bear their own legal costs associated with the transaction.

ADDITIONAL INFORMATION

A data room is available and interested parties are required to register for login details following which access will be granted:

elbacrescent.co.uk

ACCESS

No access is available to inspect the site, without prior arrangement with the sole agent.

FOR FURTHER INFORMATION CONTACT:

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Design by Moose Studios. January 2021.