



FOR SALE.

Development Opportunity with Planning. 6.33 acres.

Long House, Stavell Hagar, Llanrhidian, SA3 1ER.

On the Instructions of Leonard Curtis Recovery

Development Opportunity For Sale:

- Attractive redevelopment opportunity in a sought after area
- Planning Permission granted in for conversion of redundant building for Use as Holiday Let on site of 0.28 ha (0.69 ac)
- Grazing Land with Common Rights
- Two parcels of land comprising of 2.2 acres and 4.08 acres
- Sold Freehold with Vacant Possession
- Bordered by residential and farm land

Location.

Located 0.8 miles from the village of Llanrhidian in the Gower AONB the property is 11 miles from Swansea City Centre. Junction 47 of the M4 Motorway is located 12 miles away.

Llanrhidian benefits from local amenities including two public houses. Nearby Llanrhidian Corss benefits from a convenience store, post office and service station. National supermarkets such as Aldi, ASDA and Sainburys are located in Gorseinon, 7 miles from Llanrhidian.

Regular bus routes to/from Swansea can be accessed from Llanrhidian turn (B4295) alternatively this takes 25 minutes by car.

Description.

The property comprises of two parcels of land under one title. The western parcel extends to 2.22 acres of pasture land and the eastern parcel contains some buildings and extends to 4.08 acres.

The property is accessed via an unmade track to the south which provides access, this is outside of the title however benefits from access rights.

There are a number of outbuildings situated towards the eastern site which include two detached stone buildings and a more modern steel portal frame unit.

Planning.

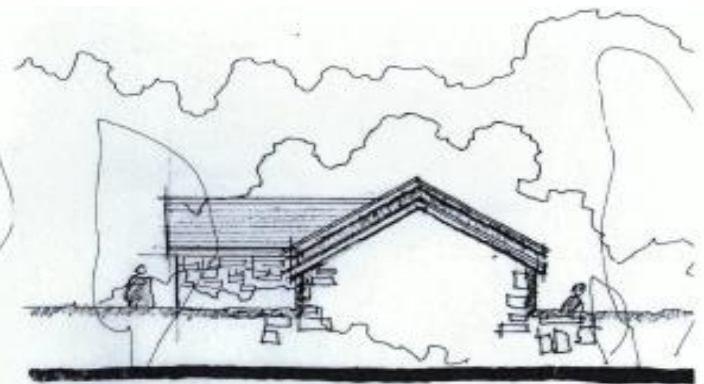
- Planning Permission granted in August 2014 for conversion of redundant building for Use as Holiday Let.
- More information available at Swansea Council Planning Portal (Ref: 2014/0605)
- See elevations below.

VAT.

The property is not elected for VAT.



front elevation
view A



side elevation
view B

Services.

We understand the opportunity benefits from mains electricity. A private water supply is from a farm spring. We have not been provided with further detail of this supply and would advise interested parties to make their own enquiries with the relevant statutory service providers.

Tenure.

We have been advised the property is available Freehold.

Additional Information.

Technical information is available upon request.

Method of Disposal.

Interested parties are requested to formally register their interest and will be informed of the tender deadline in due course.

Site Plan.



Location Plan.



Contact.

For further information, or to arrange a viewing, please contact the sole agents:



Leah Mullin

029 2044 0138

07879 434042

leah.mullin@knightfrank.com

Tom Griffiths

020 2044 0140

07870 861077

tom.griffiths@knightfrank.com

June 2020 - SUBJECT TO CONTRACT

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Particulars dated 24/06/2020. Photographs and videos dated June 2020.

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