

# Development Land Bryn Hawddgar, Clydach, Swansea, SA6 5LA



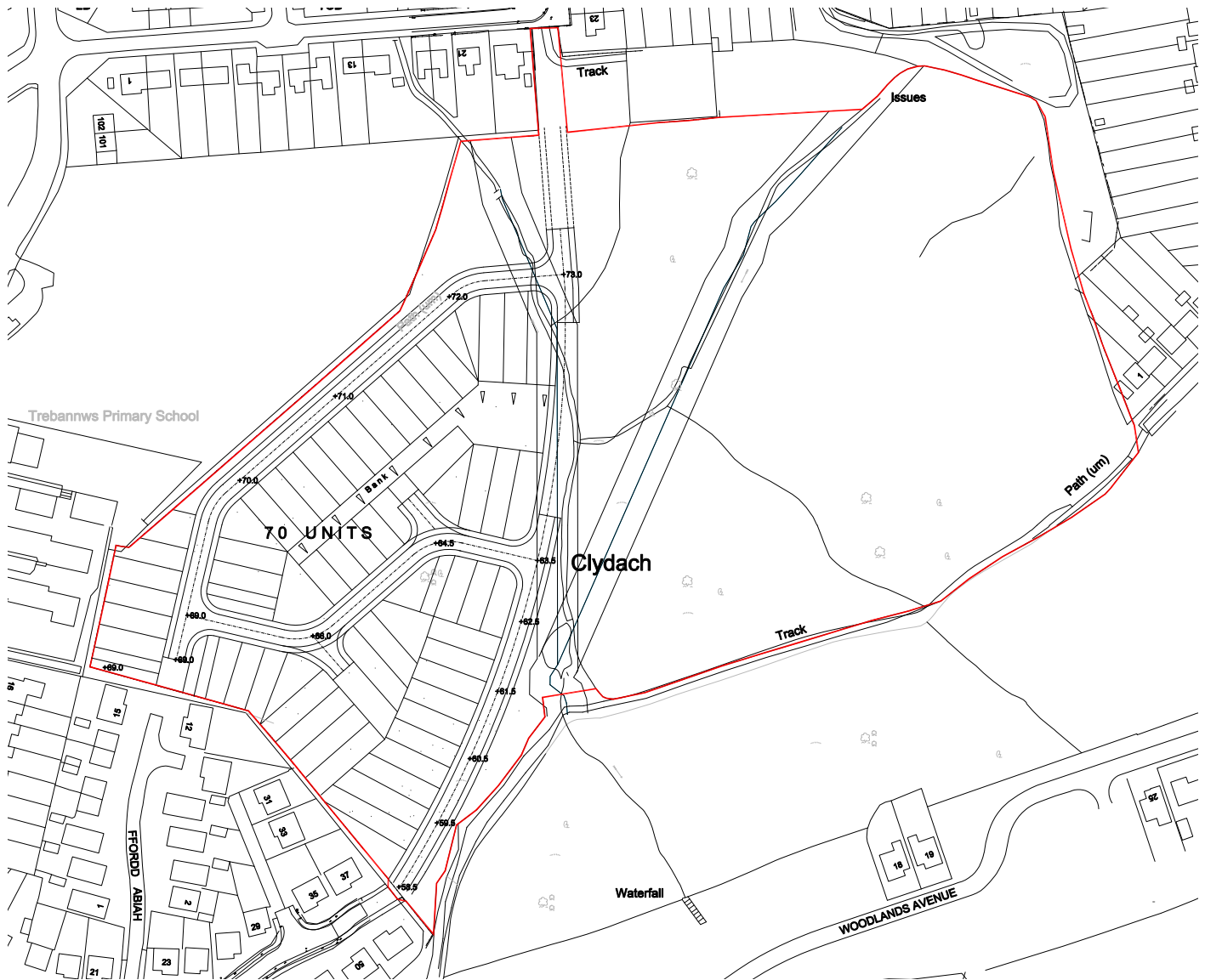
- 13.74 acre greenfield development site
- Planning permission for development of 70 dwellings
- Potential for increasing density to up to c. 130 dwellings (STP)
- Adjoining established housing
- Good transport links to the M4 motorway and Swansea city centre
- Local amenities and services close by

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## Description

A 13.74 acre (5.7ha) part-cleared greenfield site of sloping terrain benefitting from unencumbered vehicular access points off Bryn Hawddgar and Tan Y Coed Road and having outline planning permission for approximately 70 dwellings. The land possesses the potential to accommodate a further 60 dwellings subject to all necessary consents. Please refer to the technical pack for indicative scheme layouts.

## Location

The site lies in the North-East of the village of Clydach and is approximately 7.3 miles from the city centre of Swansea. The area has close links to the M4 motorway with Junction 45 approximately 2.5 miles to the south;

- Clydach village centre – 0.7 miles
- Morriston Hospital – 2.85 miles
- Swansea & Swansea Central train station – 7.3 miles
- Cardiff – 44 miles

## General Information

According to the 2011 Census Swansea has an estimated population of 239,000, is home to two universities (Swansea University and University of Wales Trinity St David) and major employers including Timet, Vale (Inco) 3M, Amazon, Admiral Insurance, BT, HSBC, Virgin Media and Atlantic

Public sector employers include Abertawe Bro Morgannwg NHS Trust, Land Registry, DVLA and Swansea City Council. Swansea also boasts a premiership football team and a PRO14 rugby team.

## The Opportunity

The property being offered for sale comprises a residential development site with outline planning permission for 70 dwellings. There is scope to increase the density of the site by approximately a further 60 dwellings (up to c.130 dwellings) subject to all necessary consents.

## Planning Status

Planning permission was first obtained for a residential development comprising of 70 dwelling houses with associated residential and open space (outline permission) in March 2008 (2006/0650).

This was subsequently renewed in April 2011 (2011/0329) and once again in June 2015 (2013/0425)

Permission was granted subsequent to signing of a Section 106 agreement requiring:

- 12% of the total number of units to be developed as affordable houses.
- Highway Improvement contribution of £132,215 (payable in phases)

- Managed woodland Contribution £33,682
- Education contribution of £62,375

Further information is available in the information pack.

## Information Pack

Parties interested in submitting a proposal must consider the technical, legal and planning information included within the technical pack. The information will be supplied upon request in electronic form and will contain the following information;

- Site Plan
- Location Plan
- Topographical survey
- Transport Assessment
- Japanese Knotweed Management Plan
- Ground Investigation
- Copy of Planning Permission in respect of Parcel A
- Indicative sketch for 130 Units
- S106 Contributions
- Ecology Report

## Method of Sale

Unconditional offers or offers subject to the receipt of reserved matters are invited.

N.B. Proposals relating to an increased density in excess of 70 dwellings will be subject to an overage agreement. The method for calculation, mechanism for payment and quantum payable to be agreed between the parties. Any bid or proposal is encouraged to contain such an overage provision where appropriate.

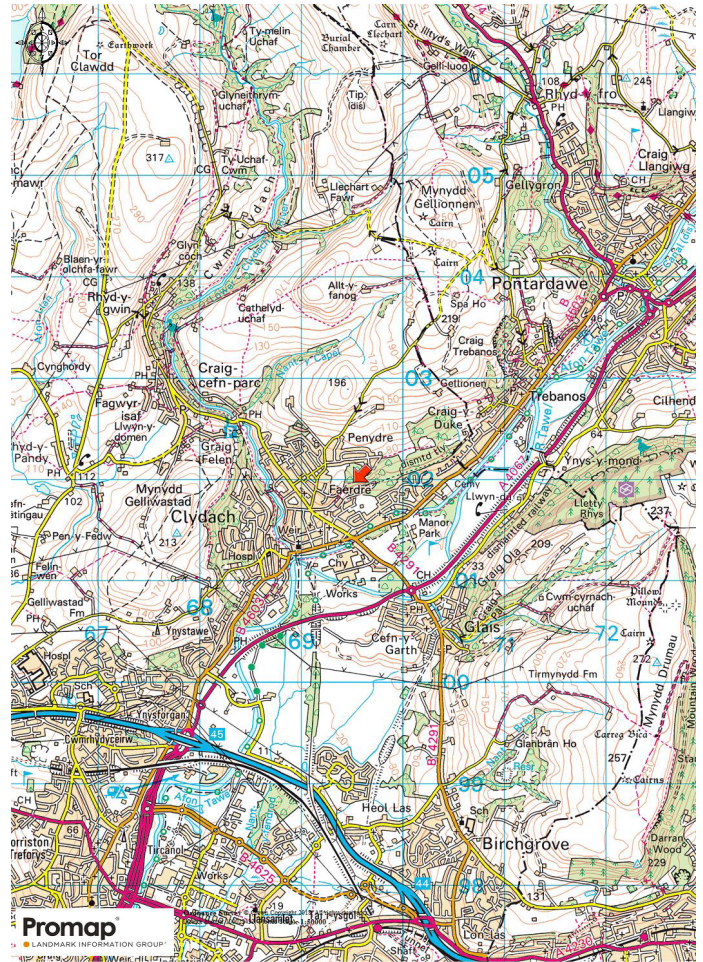
Any bids are to include full details of the proposed purchaser including their address, solicitors details, proof of funds/proof of allocation of funding, bid amount and confirmation of proposed timescale for exchange and completion.

## Tenure

Freehold with vacant possession.

## VAT

Not Applicable.



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