

SWANSEA – DEVELOPMENT SITE – 0.58 ACRES



- Care home development with planning permission and alternative residential development potential
- Planning permission for 70-bed care home
- Suitable for private or housing association development

SWANSEA

- Key administrative centre
- Expanding university
- Major employers
- Beautiful coastline
- Regeneration of City centre and Waterfront progressing

THE SITE

- Three miles from City centre
- Hilltop position
- Reasonably level site
- Mixed-use area
- Corner of Townhill Road and Tower Gardens
- Convenience retail one minute walk away
- Bus route outside

DEMAND

There is an identified demand for care home facilities in the area and for other residential units.

A scheme has been designed and approved by the Local Authority. Development costs and values have been assessed. The Local Authority would be amenable to other forms of residential development.

There is keen investment interest in this site.

TERMS

- Price:** Offers in the region of £400,000 unconditionally, £450,000 on a conditional basis
VAT: Applicable to the purchase price
Costs: Each party to bear their own costs in the transaction
Offers: The preference is for unconditional offers, but consideration will be given to a conditional proposal at higher value.

SUBJECT TO CONTRACT

ALL ENQUIRIES

Peter Graham
Partner
Tel. +44 (0)29 2038 1877
Mobile +44 (0)7785 390 677
pgraham@geraldev.com

Gerald Eve LLP
32 Windsor Place
Cardiff
CF10 3BZ

Tel. +44 (0)29 2038 8044



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