

# PLOT C3 PENLLERGAER BUSINESS PARK

SWANSEA | SA4 9HJ

**HUNT &  
THORNE**

CHARTERED SURVEYORS

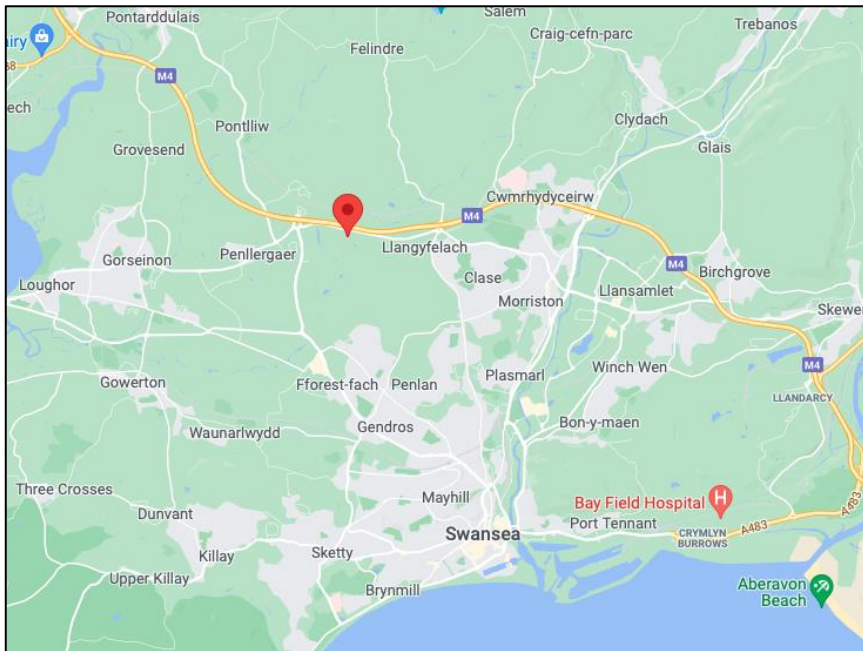


**DEVELOPMENT SITE  
FOR SALE**

- UPON INSTRUCTIONS FROM STONES & CO INSOLVENCY PRACTITIONERS LTD, ACTING AS LIQUIDATORS OF ATLAS AV LTD
- 1.14 ACRES (0.46 HA) DEVELOPMENT SITE
- FREEHOLD
- LAPSED PLANNING CONSENT FOR FOUR TWO-STOREY OFFICE BUILDINGS
- ONE MILE FROM J46/47 M4 MOTORWAY
- POA

## LOCATION

Plot C3 forms part of the Dragon 24 development and is conveniently located off the A48, less than one mile from J46 and J47 of M4 motorway. The site backs on to the Welsh Assembly Swansea Office, with other occupiers who include Cosgrove Brown, Centre For Reproduction and Gynaecology Wales, Persimmon, Charles Church and Westbury Partnership.



## DESCRIPTION

A site amounting to approximately 1.14 acres (0.46 ha). The land is grassed with the benefit of road access from Dragon 24 development (to be confirmed on title).

Title No: CYM730210.

## PLANNING

We have been informed that the site has a lapsed planning approval for 4 No 2 storey buildings within the B1 / B2 and B8 use categories. Interested parties to verify this information by making direct contact with the Local Planning Authority.

## SERVICE CHARGE

Investigations will be undertaken to verify whether service charge will need to be paid for access over the Dragon 24 scheme.

## TENURE

We have been informed that the site is held Freehold. Approval of development needed from WG.

## ASKING PRICE

POA

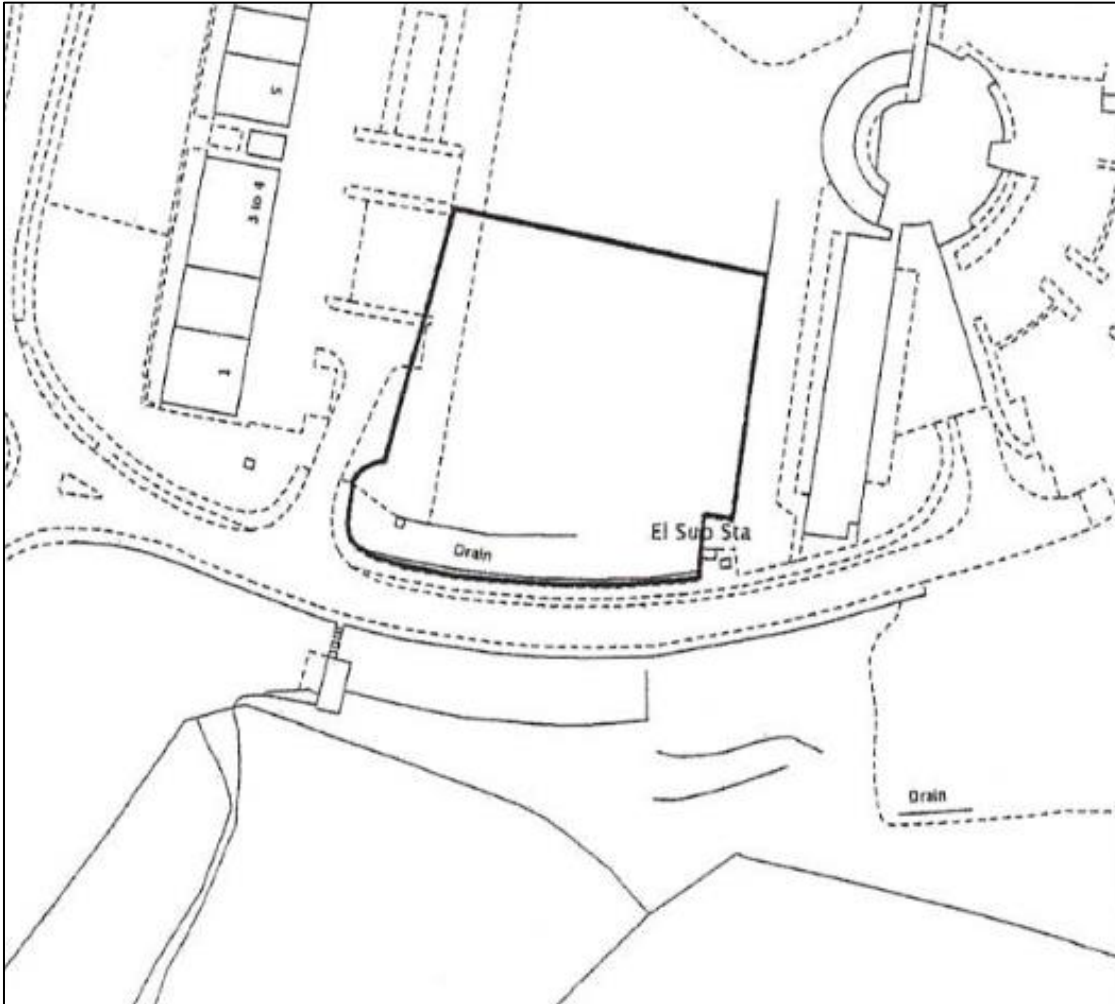
## VAT

VAT is payable on the purchase price.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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#### FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents, Hunt & Thorne Chartered Surveyors.

#### JASON THORNE

jason@huntandthorne.com  
07387 188482

#### WILL HUNT

will@huntandthorne.com  
07557 090164

September 2021

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