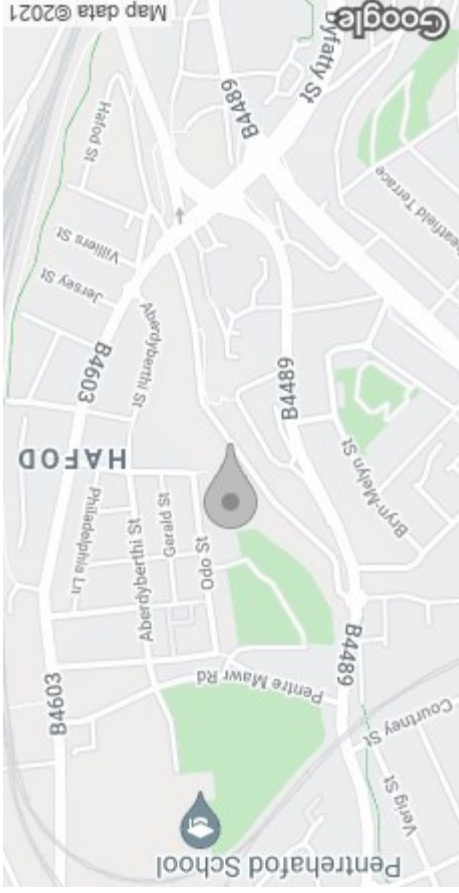




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP

FLOOR PLAN



Cwm Road
 Hafod, Swansea, SA1 2AY
Auction Guide £9,000



GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

Triangular parcel of freehold land for sale to the rear of Cwm Road, Hafod approx 0.31 acres in size (please revert to title plan and make your own investigation into the size and boundaries of the plot). The plot was previously home to the scout hall that was in use through the 1990's, there may be a potential of development subject to the relevant planning applications to Swansea Council and building regs. Benefits from being an SA1 postcode, close proximity to the train station, access to the city centre, SA1 development, Morfa and good links to the M4. Please see the title plan showing the boundaries. There is no planning on the land. Offers welcome under auction conditions. Knotweed present.

PLEASE BE ADVISED THAT WHILST VIEWINGS ARE RESTRICTED THE PROPERTY WILL NOT BE ENTERED INTO AN ONLINE AUCTION UNTIL THE LEGAL PACK IS COMPLETE AND THERE IS SUFFICIENT INTEREST FOR BIDDING TO COMMENCE. ANY OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION.

FULL DESCRIPTION

SUMMARY

Triangular parcel of freehold land for sale to the rear of Cwm Road, Hafod approx 0.31 acres in size (please revert to title plan and make your own investigation into the size and boundaries of the plot). The plot was previously home to the scout hall that was in use through the 1990's, there may be a potential of development subject to the relevant planning applications to Swansea Council and building regs. Benefits from being an SA1 postcode, close proximity to the train station, access to the city centre, SA1 development, Morfa and good links to the M4. Please see the title plan showing the boundaries. There is no planning on the land. Offers welcome under auction conditions. Knotweed present.

Approx - 0.31 acres. Please make your own investigations into the exact boundaries and dimensions of this plot



N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £995 plus VAT (£1,194).

Should the property go to an online auction a different fee is payable. A holding fee of £1,400 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

N.B

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.