



Dawsons

estate agents



Land Adjacent To, 89 Swansea Road, Waunarlwydd, Swansea, SA5 4SU

- FOR SALE BY ONLINE AUCTION
- TO VIEW THE PROPERTY LEGAL PACK PLEASE VISIT WWW.DAWSONSPROPERTY.CO.UK
- PLEASE CONTACT THE OFFICE TO EXPRESS YOUR INTEREST OR FOR MORE INFORMATION



OFFERS IN EXCESS OF £65,000

11 Walter Road, Swansea, SA1 5NF
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sw@dawsonsproperty.co.uk



SUMMARY

Fantastic opportunity to purchase a parcel of land with full detailed planning granted after appeal for a detached 4 bedroom dwelling. Planning number 2018/1255/FUL. Condition 4 has been discharged by the current vendors. Ideally located for those that require good access to the city centre as well as local amenities and the M4 motorway. Plot size is approx please make your own investigations to the exact size of the plot, title plans will be included in the legal pack.

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 £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £1,600 is payable to secure the property. You then have two days to exchange with a 10% deposit.

DIRECTIONS

TENURE:

COUNCIL TAX: N/A

EPC RATING: N/A

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium of £150 plus VAT.

Legal packs can be downloaded through the Dawsons website

www.dawsonsproperty.co.uk

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

