

10.48 hectares (25.88 acres)

Property Highlights

- Broadly level site, available as a whole or in part.
- Adjacent to the A483 Fabian Way and accessed via Baldwins Crescent.
- Potential for a range of uses, subject to planning.
- Located 2.5 miles east of Swansea city centre and 3 miles west of Junction 42 of the M4.

For more information, please contact:

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Land at Fabian Way

SWANSEA, SA1 8PT

Location

The site is located adjacent to Fabian Way (A483), 2.5 miles to the east of Swansea city centre and 3 miles to the west of the M4 Junction 42. Access to the site is provided via Baldwins Crescent at the eastern end of the land, adjacent to Gower Chemicals.

Fabian Way serves as the main arterial route linking the M4 to Swansea city centre. Nearby occupiers include the likes of Amazon, CP Hire and Cyden.

Description

The site comprises a broadly level parcel extending to approximately 10.48 ha (25.88 acres), accessed from Baldwins Crescent (there is a secondary access directly off Fabian Way). The site has a mix of vegetated areas, cleared scrub and former rail sidings.

An existing access track runs through the middle of the site, from the eastern extent to the middle of the plot, linking up with the access onto Fabian Way. The western extent is more densely vegetated.

Tenure

The property is available on a leasehold basis. Flexible lease lengths are available.

Rent

Upon application.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Planning

Under the Swansea Local Development Plan (2010-2025) adopted in February 2019, the land is shown without specific allocation.

Interested parties are advised to seek their own planning advice and for any planning related queries should contact the Local Authority on 01792 636000.

Services

We understand that mains electricity, water and drainage are available for connection in the vicinity. Interested parties are advised to undertake their own investigations.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information.

VAT

VAT will be charged on all costs.

Viewing

For further information, please contact the sole agents:

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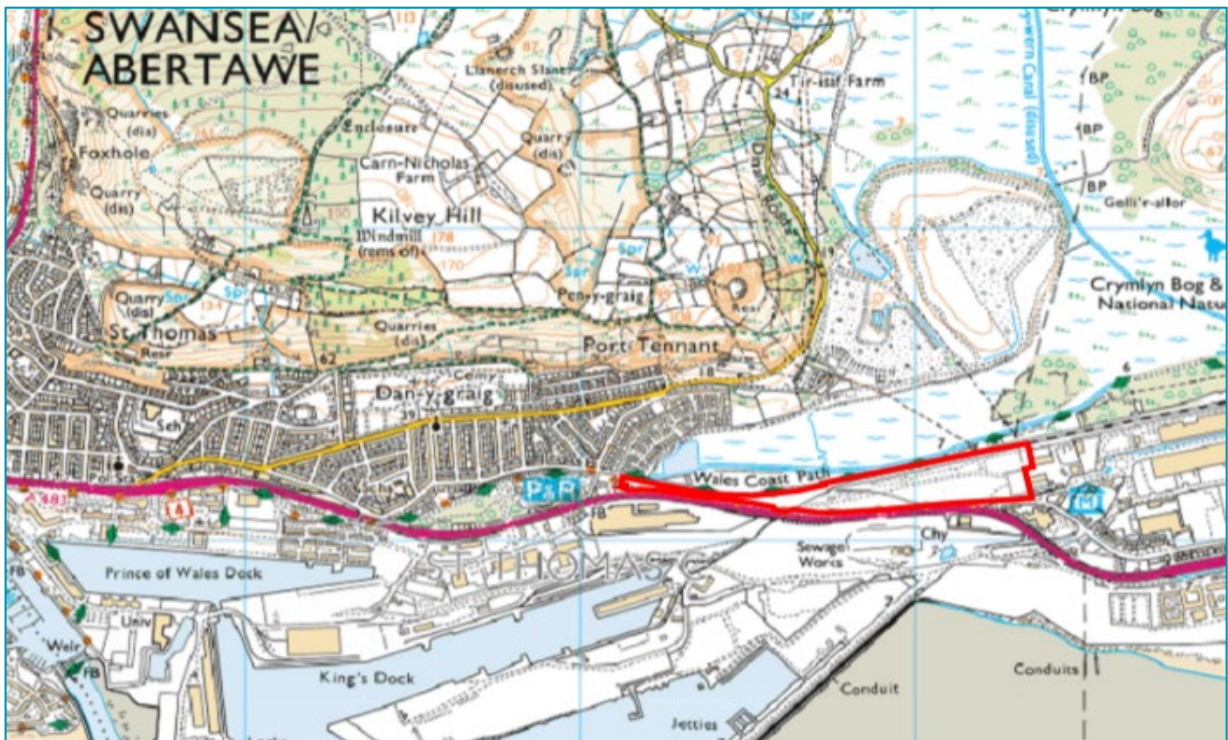
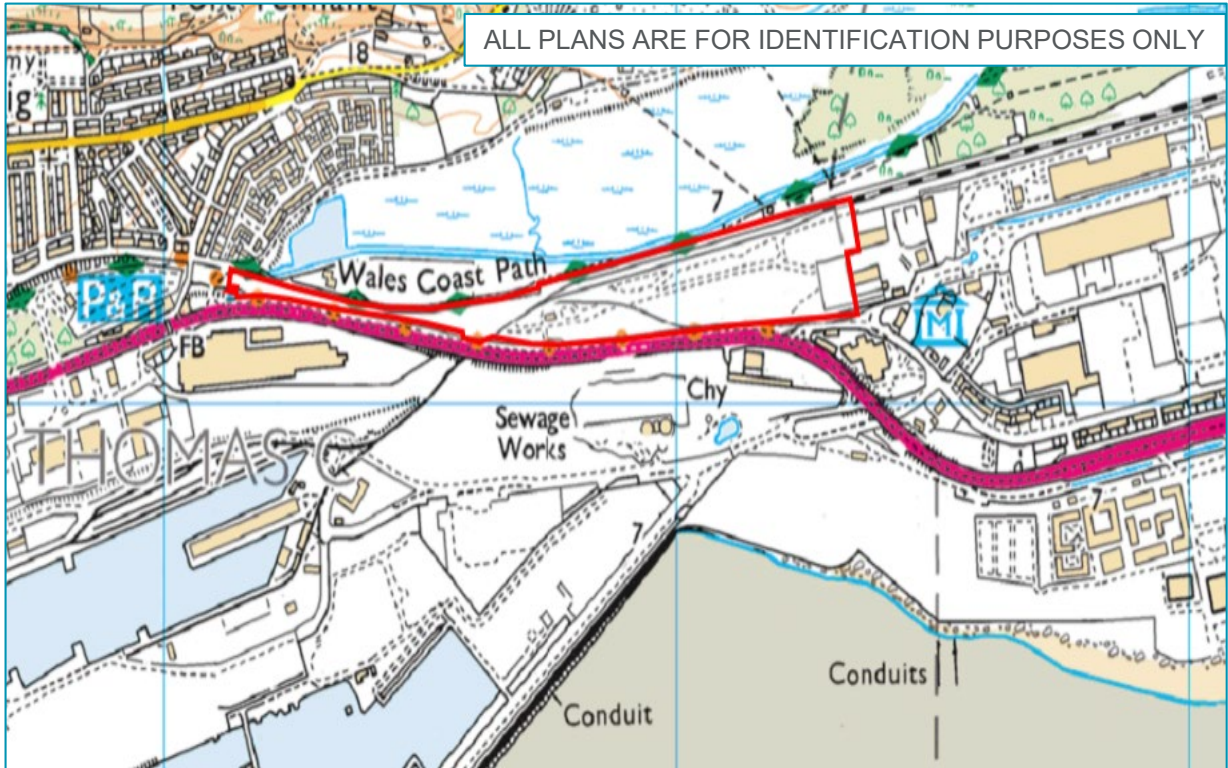
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