

For Sale

Upon instructions of a private client

**LANDWOOD
GROUP**



Land lying to the west of Tower Gardens, Townhill, **Swansea**

Development Opportunity

- 0.6-acre site
- Benefits from planning consent for 58 bedroom nursing home
- Located in close proximity to Swansea City Centre
- Close to M4 motorway

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Location

The site is located in the Townhill district of Swansea, approximately 2 miles to the north west of Swansea City Centre.

The Townhill area is mainly made up of residential housing as well as a retail parade within walking distance of the subject site to include occupiers such as a post office, off license and take away restaurants.

The A483 is located in close proximity, connecting Swansea with the M4 motorway and subsequently providing access to Bristol and London.



Description

The site comprises a parcel of land extending to approximately 0.6 acres and is mainly square in shape and split over two levels.

The site is situated on the corner of Tower Gardens and Townhill Road.

We understand the site was formerly used as a children's day nursery.

Planning

The site had planning consent granted for the erection of a 58 bedroom nursing home with 23 car parking spaces which was approved in January 2009 and extended in November 2013.

This consent has now lapsed, albeit we acknowledge that the principle for a care home on the site has been established.

Planning Ref: 2007/2465 – Swansea City Council.

The site has undergone demolition and clearance.

Tenure Information

The land is held under freehold title CYM368585.

Tenancies

Available with vacant possession.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers are invited in the region of £395,000.

Viewings

Strictly by appointment.

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