

**ON THE INSTRUCTIONS OF
ALISTAIR WARDELL OF
GRANT THORNTON UK LLP**

**CYMRU HOMES LTD IN COMPULSORY
LIQUIDATION**

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FOR SALE

RESIDENTIAL LAND

2.2 ACRES

**FELIN FRAN
LLANSAMLET
SWANSEA
SA7 9DW**

Particulars

LOCATION

The site is located in a semi rural location on the north west side of Felin Fran, approached from Heol Las, between the established residential settlements of Llansamlet and Birchgrove.

Llansamlet is situated 4 miles north of Swansea, and enjoys its own character with good road communications, being accessible from J44 of the M4, and has access to public transport.

The site can be found at SA7 9DW.

DESCRIPTION

The site comprises a cleared area of approximately two and a quarter acres and lies between the route of the M4 to the east and railway line to the west.

Felin Fran, a cul de sac, currently serves a number of dwellings after crossing a stream at its junction with Heol Las. A submerged gas pipeline lies approximately 15m to the east.

PLANNING

The site has planning consent for residential development for 26 detached and semi detached dwelling houses with associated engineering works, highways improvements and replacement bridge under application number 2006/1156, dated September 2007.

The planning portal for the City and County of Swansea can be found at 'www.swansea.gov.uk'.

SERVICES

The site is assumed to be capable of connection to all mains services to include gas, electricity, water and drainage. Interested parties will need to make their own enquiries.

TENURE

Freehold, title number CYM319870.

PRICE

Offers are sought in the order of £700,000 subject only to contract.

VAT

VAT will be charged where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred.

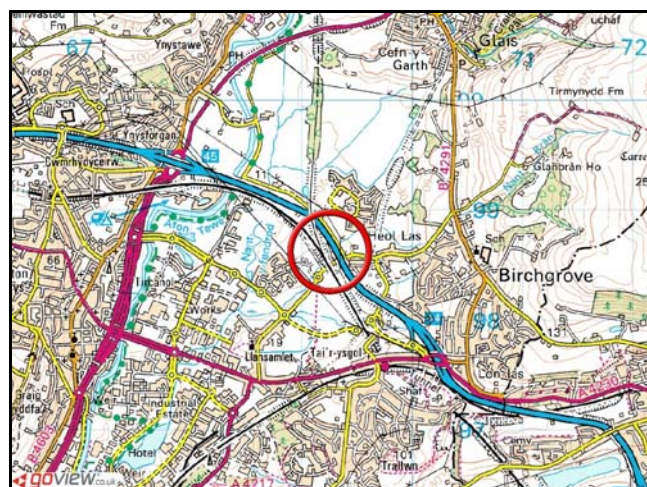
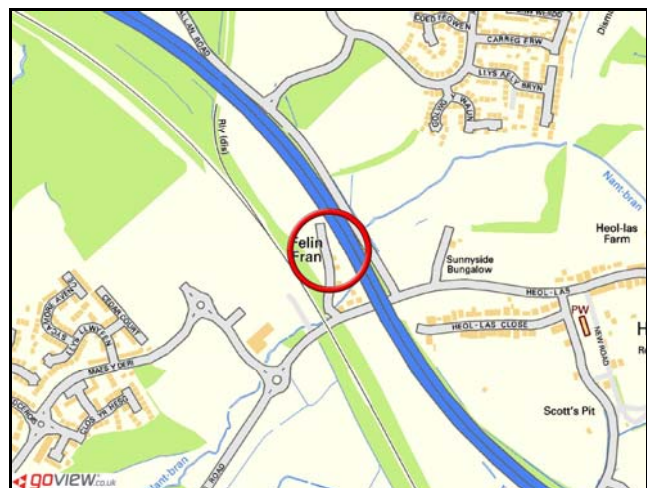
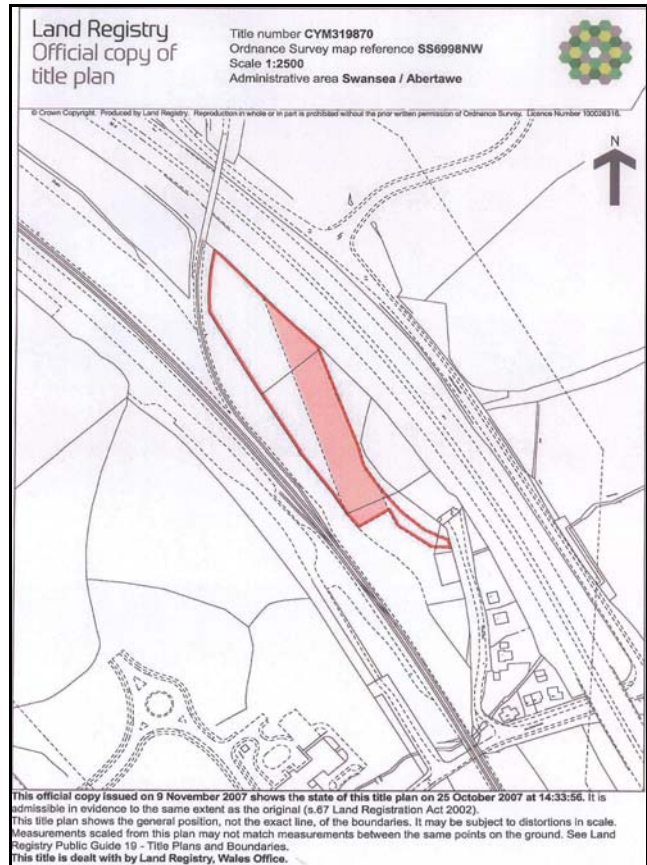
VIEWINGS

Strictly by prior appointment. For further information please contact Commercial Agency at;

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Subject to contract and availability.



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