



**FORMER SKI SLOPE, NANTONG WAY,  
MORFA, SWANSEA, SA1 2FA**

**PLANNING CONSENT FOR 7 NO. INDUSTRIAL UNITS**

# DEVELOPMENT LAND FOR SALE

3.4 ACRES IN TOTAL (0.70 ACRES OF DEVELOPABLE AREA) | £295,000

WITHIN CLOSE PROXIMITY TO MORFA RETAIL PARK & THE ENTERPRISE ZONE | DEVELOPMENT OPPORTUNITY



**GLANMOR CHARTERED  
SURVEYORS**

01792 439105 | [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)

10th Floor, Princess House, Swansea, SA1 3LW





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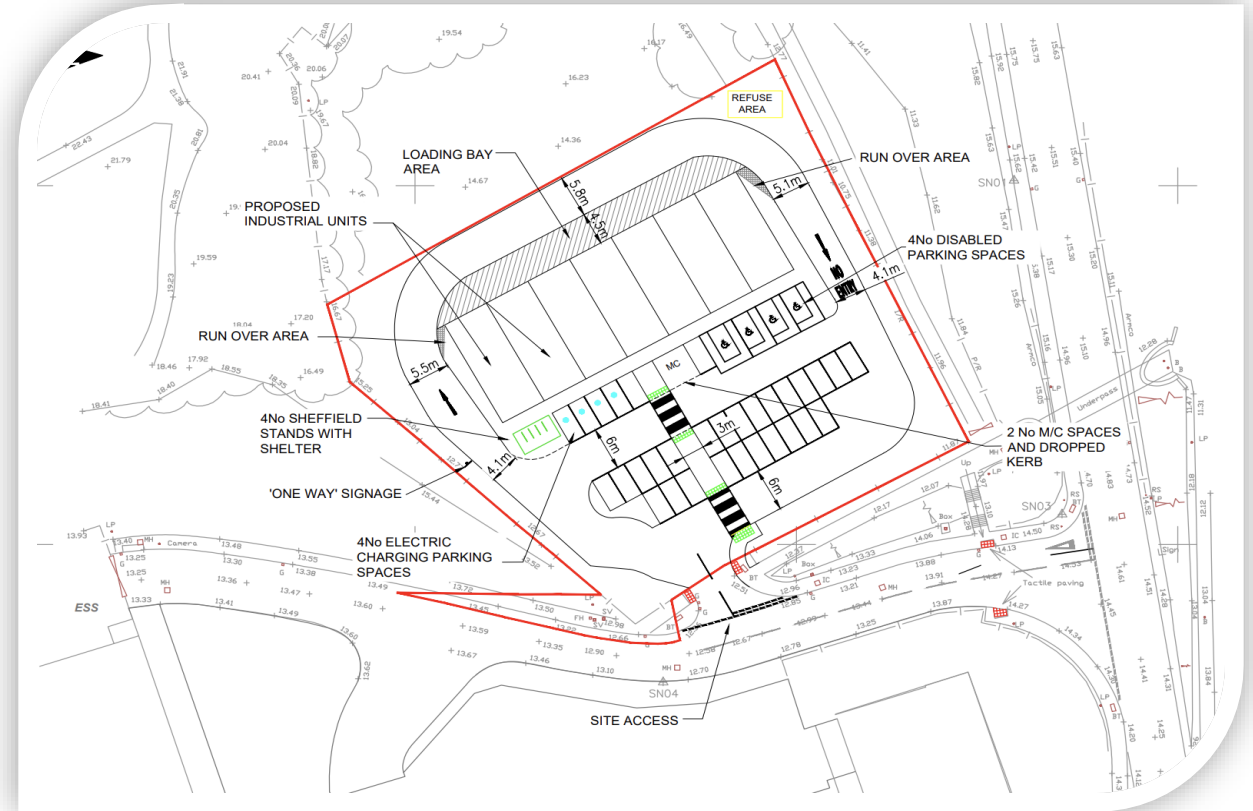
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### LOCATION

Situated in a highly prominent position close to the Swansea.com Stadium and to the rear of Morfa Retail Park. The site benefits being amongst national retailers such as Morrisons, Currys, TK Maxx, Sports Direct and more, along with a range of A3 occupiers such as KFC and Greggs. The site sits on one of the main thoroughfares from the Enterprise Zone to Morfa and the City Centre.

### DESCRIPTION

Totalling 3.48 acres this former ski-slope site has been granted full planning consent under application number 2020/2630/FUL for a total of 7 x 1,000 sq. ft units under use classes B1,B2, B8. The developable area totals 0.7 acres.



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## TENURE

A new ground lease has been agreed for a term of 125 years at a ground rent of house £4,500pax and subject to rent reviews every 5 years to 10% of the rental value.

## VAT

All figures are exclusive of VAT, where applicable.

## BUSINESS RATES

Interested parties are asked to verify rates payable by contacting the local authority.

## ASKING PRICE

We have been instructed to seek offers in the region of **£295,000**.

## PLANNING PERMISSION

Planning consent has been granted under application 2020/2630/FUL for the construction of 7x 1,000 sq.ft units.

## CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

**Tel: 01792 439105**

**Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**





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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2024

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