

📍 Clydach, South West Wales

Capel Road

Potential Development Opportunity For Sale

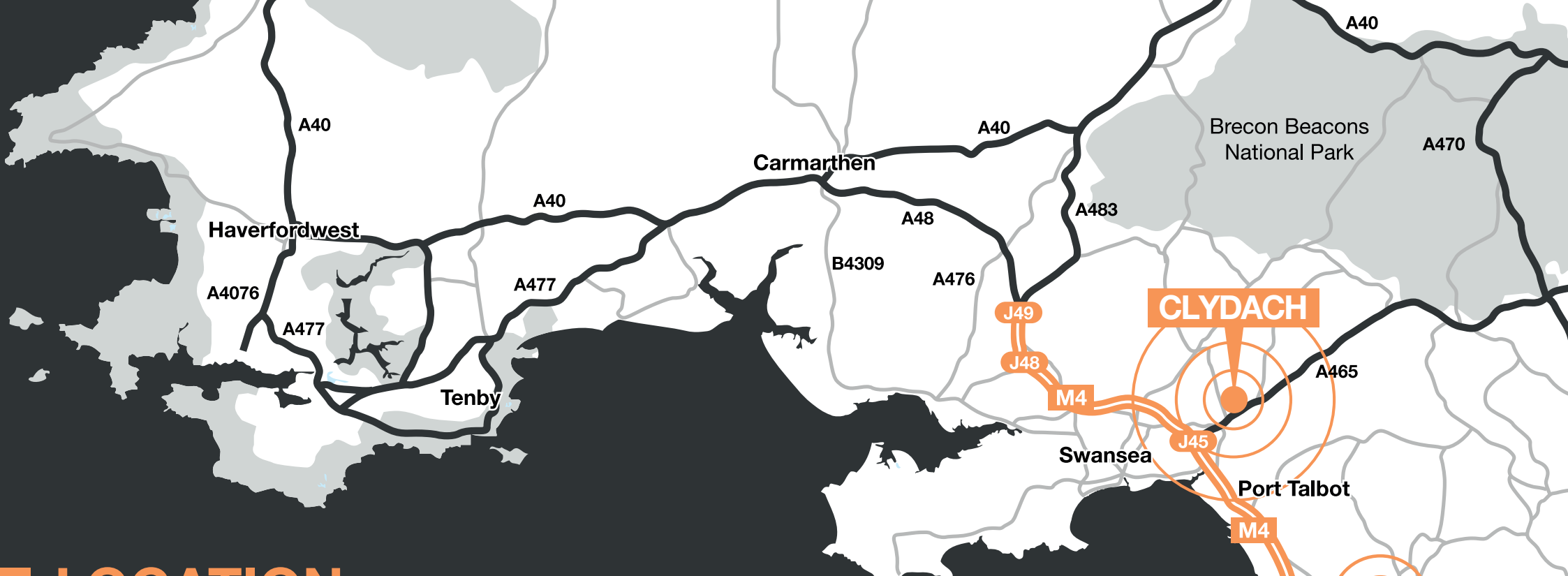
GCS | GLANMOR CHARTERED SURVEYORS

0.85 Acres Approx | Freehold with Vacant Possession | Suitable For A Number of Uses

OVERVIEW

- Potential Development Opportunity
- The site extends to approximately: 0.85 acres
- Located a short distance from the Village of Clydach
- An electrical works previously occupied part of the site (of which the buildings have now been demolished), it is bound at the side by residential properties and has an existing vehicle garage complex
- The site is generally level with part having been cleared from its original electrical works use. The garage element of the site remains in use.
- Freehold with vacant possession
- Suitable for a number of uses (STP)
- The M4 Motorway (J45) is approximately 2.5 miles to the south





LOCATION

Clydach is a large village and a community within the Swansea Valley in Swansea, Wales. It is located 7 miles northeast of Swansea city centre. It has a population of 7,500. Clydach has a number of primary schools, neighbouring Glais also has a primary school. There are several places of worship in the village, community halls and a resource centre, a library, and the high street is home to a range of independent retail and food outlets.

The immediate area provides good lines of communication via the main B4603, and the A4067 carriageway which connects the M4 to the upper part of the Swansea Valley. The M4 Motorway (J45) is approximately 2.5 miles to the south. The site is located on Capel Road which leads directly to the High Street in the centre of Clydach.



6 mins | 2.5 mile

Drive from Junction 45 of the M4



9 mins | 3.6 mile

To Llansamlet train station



11 mins

From Llansamlet to Swansea Central



DESCRIPTION

The site extends to approximately 0.85 acres. The site has good pedestrian and highway links and lies in close proximity to the shopping district and village centre of Clydach. Amenity and recreational space is also close by at Coed Gwilym park.

The site lies within the settlement boundary of Clydach and within a predominantly residential/urban area. An electrical works previously occupied part of the site (of which the buildings have now been demolished), it is bound at the side by residential properties and has an existing vehicle garage complex. The frontage of the site runs along Capel Road, whilst the rear is bound by the Swansea Canal.

In respect to topography, the site is generally level having been cleared from its original electrical works use. The hardstanding's remain in situ and the site has predominantly been used as parking area to serve the adjacent garage and workshop.

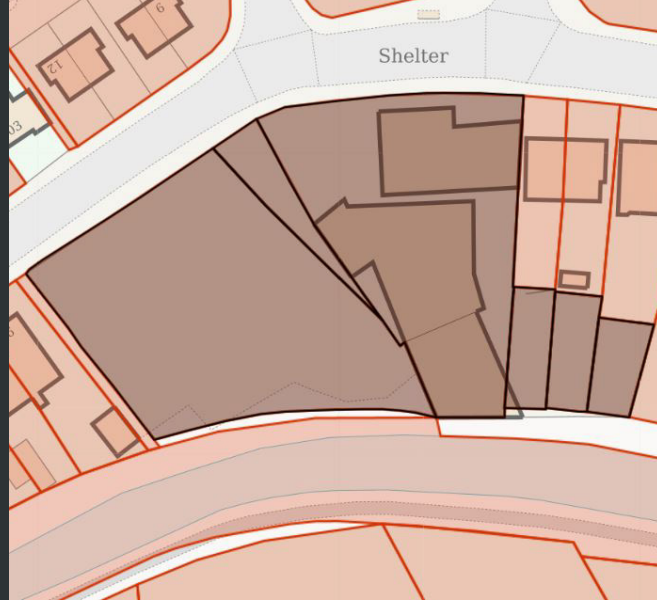
METHOD OF SALE

Non-quoting.

We are inviting conditional and un-conditional offers for the freehold interest. All offers should be submitted by e-mail to **Nick Founds – n.founds@glanmorproperty.co.uk**

Please ensure offers include the following:

- Purchase price (excluding VAT)
- Identity of the purchaser
- Confirmation of funding
- Any conditions attached to the offer. The vendor reserves the right not to accept the highest or any offer.





TENURE

The site is held Freehold on 6 separate titles:

WA294028

WA462939

CYM731629

WA114077

WA251413

WA235438

The garage and MOT part of the site is currently occupied and has a passing rent of £38,400 p/a.

The tenant has given notice to vacate the site January 2026.

PLANNING

Planning History The site is subject to planning permission granted for the development of 8 no. residential units. This permission was originally granted in 1999, and subsequently permission has been renewed until Consent expired in 2019. The relevant history of the site is set out as follows;

Application Ref	Proposal	Decision Date	Decision
99/0617	Erection Of 8 No. Dwelling Houses (Outline)	26/07/1999	Grant Permission Conditional
2003/1536	Construction Of 8 Dwelling Houses (Outline)	21/10/2003	Grant Permission Conditional
2006/1778	Construction Of 8 Dwelling Houses (Renewal Of Outline Planning Permission 2003/1536 Granted 21st October 2003)	03/11/2006	Grant Permission Conditional
2009/1634	Construction Of 8 Dwelling Houses (Renewal Of Outline Planning Permission 2006/1778 Granted 3rd November 2006)	24/02/2010	Grant Permission Conditional
2014/1709	Variation Of Condition 2 Of Planning Permission 2009/1634 Granted 24th February 2010 To Extend The Time In Which To Submit The Reserved Matters	12/01/2015	Grant Permission Conditional



**GLANMOR CHARTERED
SURVEYORS**

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, March 2025.

Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.