

**PLOT Z, FELINFACH, FFORESTFACH,  
SWANSEA, SA5 4AJ**

**INDUSTRIAL/STORAGE LAND WITH DEVELOPMENT POTENTIAL**

# LAND FOR SALE

957 sq.m (0.23 ACRES) | £70,000

PROMINENT ROADSIDE LOCATION WITHIN SWANSEA WEST INDUSTRIAL ESTATE | VACANT LAND/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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## LOCATION

The subject land is located within Swansea West Industrial Estate, which is a prominent industrial and commercial hub located in the Fforestfach area of Swansea. Approximately 4 miles northwest of Swansea City Centre and about 2 miles south of junction 47 of the M4 motorway. The estate is accessible via the A483 Carmarthen Road, providing convenient transport links for businesses and visitors.

Situated on the corner of the Kingsway, which is the main road through the estate and Felin Fach, providing a prominent roadside location.

## DESCRIPTION

Well located parcel of industrial/storage land with development potential. The land is located on the corner of The Kingsway and Felin Fach with an estate access road to the south of the plot providing potential future access STP.

The site provides approximately 0.23 acres of level and mainly cleared land. The site offers great potential for open storage, builders yard, plant or container storage and future development opportunity subject to planning consent.





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### TENURE

Leasehold - The property is held under title: CYM524395 – (999 year lease from 20<sup>th</sup> January 2011 at a peppercorn rent) The property is being sold with vacant possession.

### 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 **£70,000**.

### CONTACT

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

**Tel: 01792 439105**

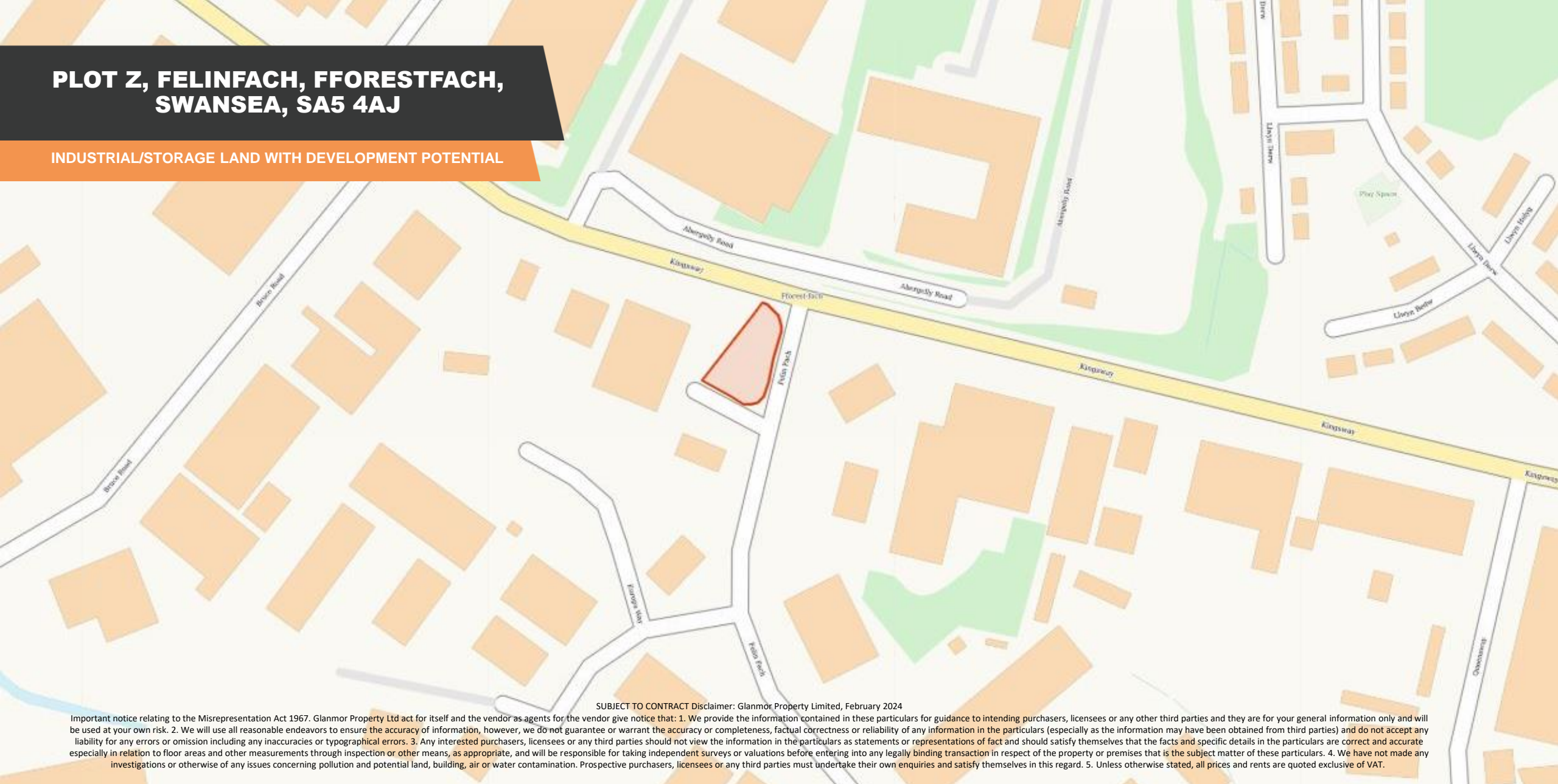
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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2024

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