

LOT  
**51**

Owner reserves the right to offer as one lot or individually

## Land Between 84 & 86 Heol Gleien, Upper Cwmtwrch, Swansea SA9 2TZ

**Guide Price: TBA**

**Freehold vacant site with potential (subject to receiving all necessary consents)**



This Freehold irregular shaped site is found fronting in an elevated position overlooking Heol Gleien and benefitting from access along a track to the school House development to the rear. The land offers potential for the erection of a residential development, or indeed potential to redevelop the entire site (subject to receiving all necessary consents) should it be purchased along with the neighbouring properties at 82 and 84. Situated midway between Ammanford and Glynneath on the A4068 about two and a half miles south of the Brecon Beacons National Park, close to local amenities and good road links south to the M4 Motorway (Junction 40) with a Main Line railway station within Measteg. Offered with vacant possession, the land will be of interest to investment purchasers and developers.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING:

Powis County Council. Tel: 01597 826000

### VIEWING TIMES

Open site. Please be courteous to neighbours.

### TENURE

Freehold

### VENDORS SOLICITORS

James Borland, Sam Hawking & Co, 65 Station Road,  
Port Talbot, SA13 1NW, 01639 884884

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN