



**71 Neath Road, Briton Ferry, Swansea,  
SA11 2DX**

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 2ND OCTOBER 2019 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA.

**OFFERS IN EXCESS OF £25,000**

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## SUMMARY

Approved Plans for Re-instatement of 2 x self contained flats (Use Class C3) with shop at ground-floor level (Use Class A1) plus three-storey rear extension - Proposed Infill Redevelopment at 71 Neath Road. Building has been derelict for a number of years. Roof has been removed. Internal party walls rendered to provide temporary weather proofing. Basement floor finished with hardcore. Basement retaining wall to street to be retained. Internal floors have been removed. Front and rear elevation - existing buttress walls and infill block work cavity walls to be retained.

Planning number - Neath Port Talbot Planning - P2018/0130

**NO VIEWINGS - CASH BUY ONLY - PRE AUCTION OFFERS WELCOME**

## N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £650 plus VAT (£780) is payable.

**TENURE:** Freehold

**COUNCIL TAX:** N/A

**EPC RATING:** N/A

**VIEWING: STRICTLY VIA VENDORS AGENTS.**

**DAWSONS TEL: 01792 478903/04**

**NB:** All successful Purchasers will be subject to a buyers premium. Legal packs can be downloaded through the Dawsons website [www.dawsonsproperty.co.uk](http://www.dawsonsproperty.co.uk)

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

