



About 3.21 acres Land at Pantlasau Road, Morryston, Swansea SA6 6NT

Guide Price in excess of £50,000

Property Features

- Pasture field - About 3.21 acres
- Road frontage
- Planning consent for new access gate off existing road layby
- May have some long term development potential subject to obtaining any necessary planning consents
- The land is sold as seen
- To be offered for sale by Public Auction
- At The Rasoi Indian Kitchen, Pontlliw, Swansea
- On Thursday 11th April 2024 at 3 p.m.

Property Summary

To be offered for sale by Public Auction (Subject to conditions of sale and unless sold previously) A pasture field adjoining Pantlasau Road which has planning consent to erect a new gateway off the existing layby subject to conditions as shown on the attached planning consent document.

The field has been neglected over the years and needs to be brought back into production. Hedges and fences need attention. The land is sold as seen.



Full Details

Description

To be offered for sale by Public Auction (Subject to conditions of sale and unless sold previously) A pasture field adjoining Pantlasau Road which has planning consent to erect a new gateway off the existing layby subject to conditions as shown on the attached planning consent document.

The field has been neglected over the years and needs to be brought back into production. Hedges and fences need attention. The land is sold as seen.

Situation

New access off Pantlasau Road. In close proximity to Junction 46 of the M4 motorway, about 8 miles from Swansea City Centre and 2 miles from Morriston Town.

The Land

Pasture field in one enclosure being field no 6376 and amounting to approximately 3.21 acres.

I.A.C.S.

The land may have been registered previously.

Basic Payment Scheme

There are no entitlements.

Services

None. If mains water required please contact Welsh Water as to the availability of a supply and possible connection.

Tenure

Freehold with vacant possession. Land Registry Title No. CYM846878

Planning

In our opinion there may be some long term development potential although the land is not at present included within the Local Development Plan.

Overage Clause

For a period of 25 years with an uplift of 25%



Planning Consent

For new access gateway off existing layby.

Please see conditions of planning especially as to Item 3 eradication of Japanese Knotweed.

Planning Consent Application

No. 2020/0629/FUL

Viewing

There is no access at present to view. Prospective purchasers will have to rely on drone footage attached to these sales particulars.

NOTE: -

It should be noted that Japanese Knotweed can be found on the property.



CITY AND COUNTY OF SWANSEA
TOWN AND COUNTRY PLANNING ACT 1990-2004
GRANT OF PLANNING PERMISSION

TO:
Mr Robert Bowen
Robert Bowen Planning & Development Ltd
7 Llys Sant Teilo
Llangyfelach
Swansea
SA5 7HQ

DATE VALID: 01.04.2020
APPLICATION NO: 2020/0629/FUL
APPLICANT: Mrs V Fletecher

The CITY AND COUNTY OF SWANSEA, in exercise of its powers under the above ACT, hereby GRANTS planning permission for:

SITE LOCATION:	PROPOSAL:
Land Adj To 1 Vivians Row Pant Lasau Road Llangyfelach Swansea SA6 6NS	Vehicle access

as referred to in your application and shown on the accompanying plan(s), subject to the following condition(s):-

- 1 The development hereby permitted shall begin not later than five years from the date of this decision.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990.
- 2 The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan Drawing No. 2021 Sheet 1 of 2 Rev A, Proposed Site Plan and Entrance Details Drawing No. 2021 Sheet 2 of 2 Rev A received 7 April 2020.
Reason: For the avoidance of doubt and to ensure compliance with the approved plans.
- 3 A detailed scheme for the eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented prior to the commencement of work on site.
Reason: In the interests of the ecology and amenity of the area.

Informatives:

Please view plans on City & County of Swansea website <http://property.swansea.gov.uk>

- 1 The development plan covering the City and County of Swansea is the Swansea Local Development Plan. The following policies were relevant to the consideration of the application: PS2, ER8, ER11, CV2, T1.
- 2 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.

3 The developer must contact the Highway Management Group, The City and County of Swansea, Guildhall, c/o The Civic Centre, Swansea SA1 3SN before carrying out any work. E-mails to networkmanagement@swansea.gov.uk

4 **Development Low Risk Area - Standing Advice**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

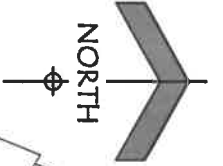
www.gov.uk/government/organisations/the-coal-authority

DATED: 18th June 2020

P J J Holmes

**PHIL HOLMES
HEAD OF PLANNING & CITY REGENERATION**

PLEASE NOTE: Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.



LOCATION PLAN Scale 1:1250

See Additional Drawing Sheet
Sheet 2. - Block Plan / Access Detail

CDM Regulations
The Client must abide with the Construction Design & Management Regulations 2015. The Client must appoint a suitable Contractor. Where more than one Contractor is engaged, the Client will be required to appoint in writing a Principal Designer (to plan, Manage & co-ordinate the Planning & Design Work) together with the Principal Contractor (to plan, manage & co-ordinate the construction phase) ensure that there are arrangements in place for managing & organising the project.
Domestic Clients: The domestic Client must appoint a Principal Designer & Principal Contractor where there is more than one Contractor the responsibility for all duties will automatically be transferred to the Principal Contractor.
Designing & Access Arrangements: For managing & organising the project.
The Principal Designer must ensure that all dimensions are set out on the plans to the commencement of the work.
Technical drawings must be submitted to the Local Authority Building Control Department for their approval. All drawings must be approved by the Local Authority Building Control Department. Any structural work shall be specified & designed by a Qualified Structural Engineer. Structural calculations shall be made available for Local Authority inspection & approval, well in advance of work commencing.
Any amendments must be approved by the Local Authority Building Control Department.

REV A Title of roadway altered. Width of Cross-over drawn to scale DG 06 04 2020.

**PROPOSED NEW ACCESS TO LAND ADJACENT TO
VIVIAN'S ROW, PANT LASAU ROAD, SWANSEA.**

LOCATION PLAN		Date: 27/04/20 Scale: 1:1250 Drawn: bcd	DWG No: 2021 Sheet 1 of 2	REV A
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Brynsiriol

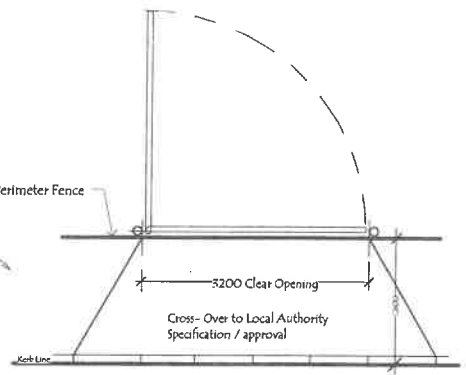
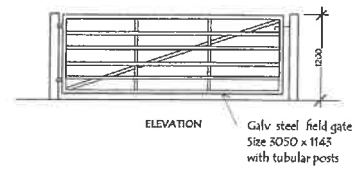
PART BLOCK PLAN
SCALE 1:500

LLAN ROAD

VIVIAN'S ROW

PROPOSED ACCESS

Field Perimeter Fence



DETAIL GATE / CROSS-OVER
SCALE 1:50

**PROPOSED NEW ACCESS to LAND ADJACENT to
VIVIAN'S ROW, LLAN ROAD, PANT LASAU,
SWANSEA.**

DATE: 21-11-20	SCALE: AS SHOWN	DRG: JLB	2021 sheet 2 of 2	REV
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THE APPLICANT'S ATTENTION IS DRAWN TO THE NOTES BELOW

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval of the proposed development, or to refuse to grant a Certificate of Lawful Use or Lawful Proposed Use, or to grant permission or approval subject to conditions, he may appeal to the Welsh Ministers in accordance with Sections 78(1) and Section 195/196 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.

Appeals must be made within a prescribed time period. For 'Householder Appeals' and 'Minor Commercial Appeals' validated from 22nd June 2015 onwards, the prescribed period is 12 weeks from the date of this notice. For all other planning appeals, the prescribed period is 6 months from the date of this notice. The definitions of 'Householder' and 'Minor Commercial' applications are available to view at the following website: <http://www.assembly.wales/aid%20documents/sub-ld10212/sub-ld10212-e.pdf>.

Appeals can be made via the portal using the following link:
<https://www.gov.uk/government/organisations/planning-inspectorate>

Or, on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5940, email wales@planninginspectorate.gov.uk

Further information on the appeals process is also available on the website:
<https://gov.wales/planning-appeals>

The Welsh Ministers can allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Welsh Ministers are not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. The Welsh Ministers do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.

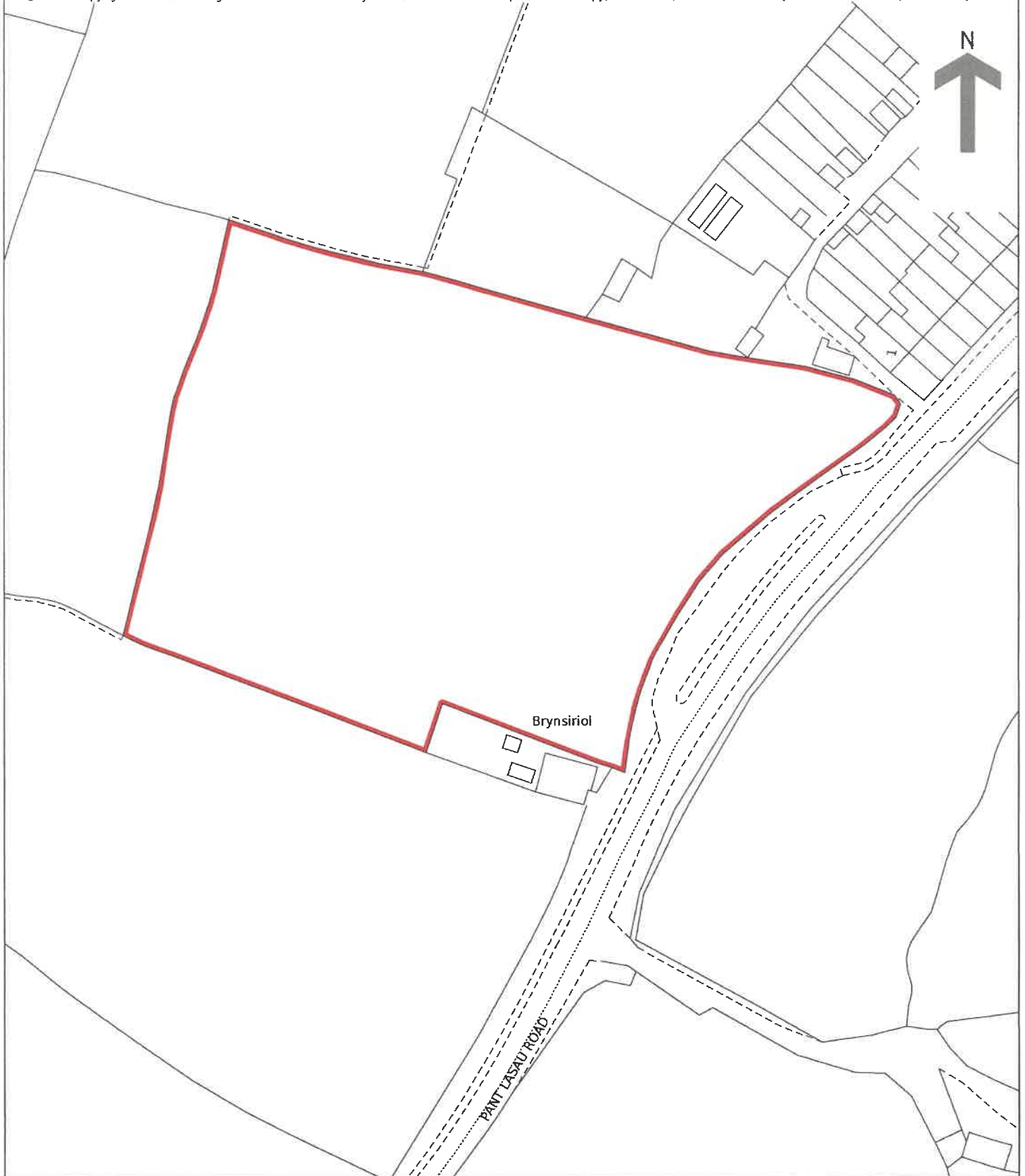
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Ministers, and the owner of the land claims that the land has become incapable or reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990. (The local planning authority may accept the notice and proceed to acquire the land; or reject the notice in which case they must refer the notice to the Welsh Ministers.)
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Welsh Ministers on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are out in Section 114 of the Town and Country Planning Act 1990.
4. Further correspondence regarding this application should bear the reference number quoted on the top of the form.

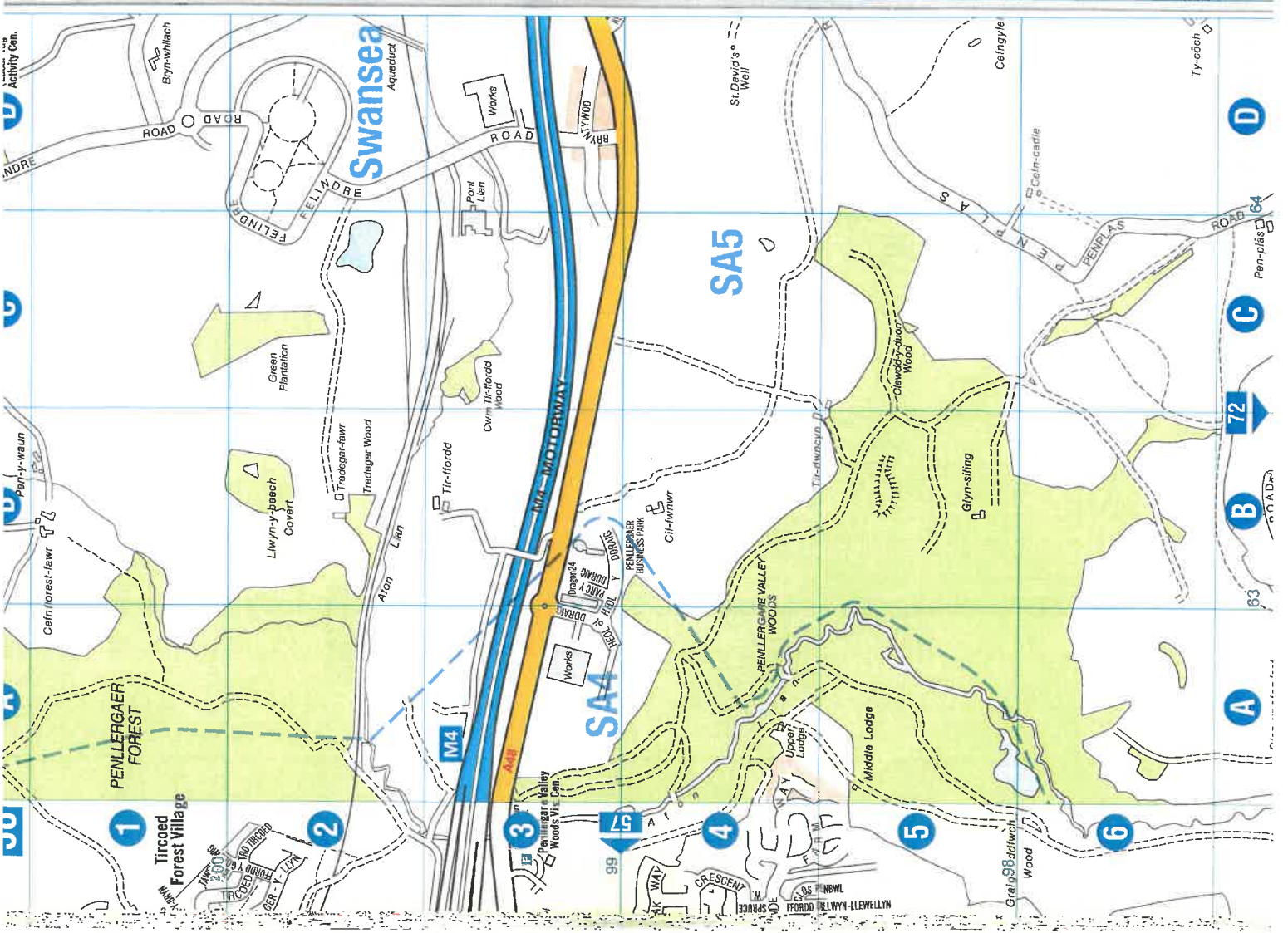
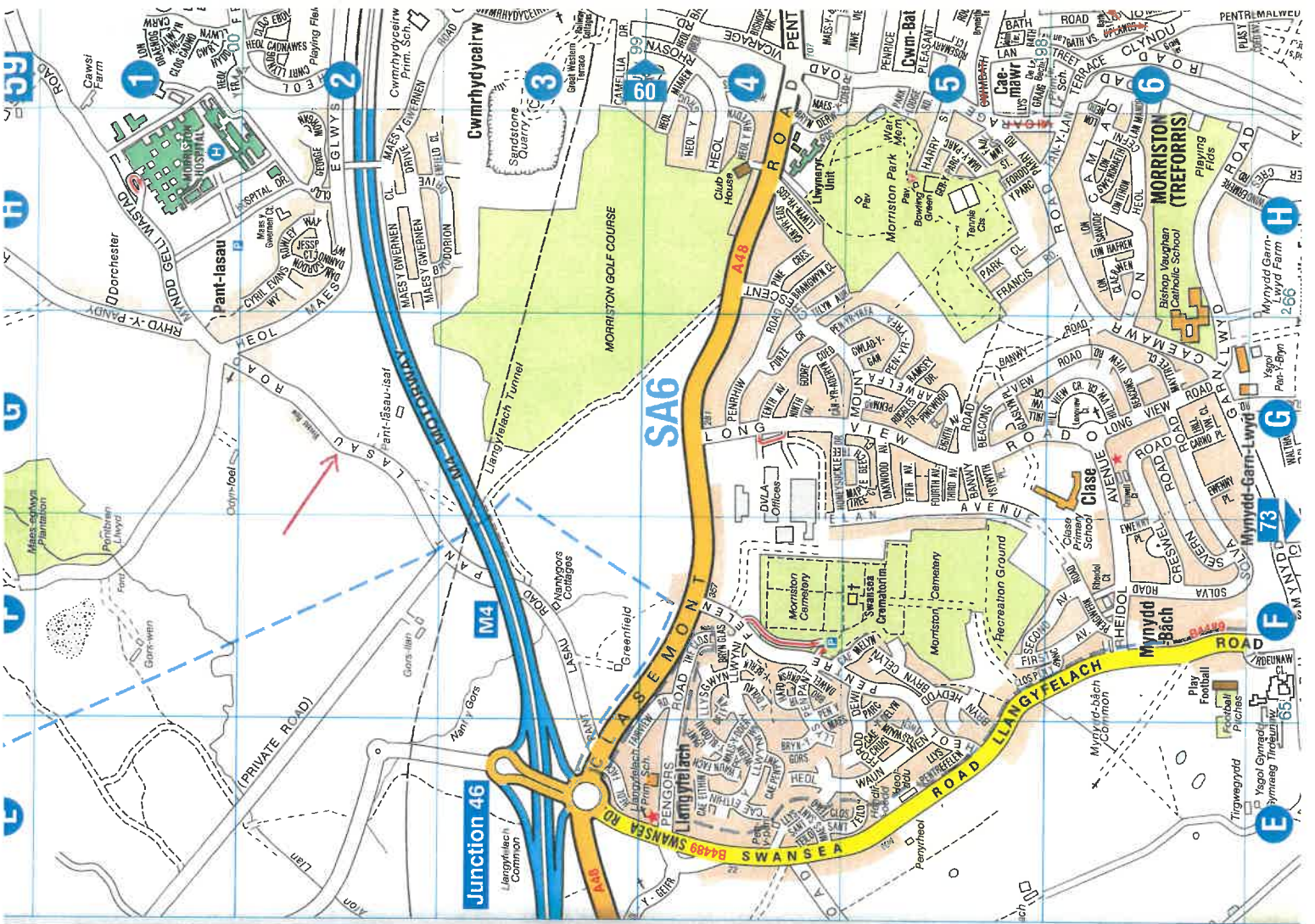
HM Land Registry
Official copy of
title plan

Title number **CYM846878**
Ordnance Survey map reference **SS6599NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Swansea / Abertawe**



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AUCTION CONDUCT CONDITIONS

1. The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapplied or varied by the sales conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.
2. **Our Role: -**
 - 2.1 As agents for each seller we have authority to: -
 - a) Prepare the catalogue from information supplied by or on behalf of each seller;
 - b) Offer each lot for sale;
 - c) Sell each lot;
 - d) Receive and hold deposits;
 - e) Sign each sale memorandum, and
 - f) Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.
 - 2.2 Our decision on the conduct of the auction is final.
 - 2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.
 - 2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.
3. **Bidding and reserve prices: -**
 - 3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.
 - 3.2 We may refuse to accept a bid. We do not have to explain why.
 - 3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.
 - 3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds the reserve price the lot will be withdrawn from the auction.
 - 3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

Partners

Keith Richards
Ian Howell JP MRICS FAAV
Matthew Lloyd MRICS MNAEA
Dylan Williams MRICS MNAEA

Consultants

Stuart Phillips
Martyn Jenkins FAAV

Associate Partner

Charles Kaminaris MRICS

Regulated by RICS



3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always, as the seller may fix the final reserve price just before the bidding commences.

4. **The Particulars and other information: -**

4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have been prepared by a conveyancer and are not intended to form part of a legal contract.

5. **Important note prior to auction: -**

5.1 All prospective purchasers must register with the Auctioneers providing proof of identity with either a copy of their passport or driving licence which must include the photograph of the individual together with a copy of a recent utility bill.

5.2 Bids cannot be accepted unless the proof of identity is clarified prior to the auction.

5.3 This applies to everybody including people known to the Auctioneers.

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PROPERTY AUCTION GUIDELINES

Sales Particulars

Particulars for each Lot will contain a Guide Price. Please remember this only represents a view as to where the value may lie.

Finance

Should you require finance to purchase a property at Auction, (eg. Mortgage, bank loan, etc) it is advisable to have this arranged with the relevant Bank/Building Society prior to Auction. All lenders will require a survey to be carried out, therefore these can and should be done before the property is sold at auction. If you are a cash buyer, it is also advisable for you have a survey carried out on the property prior to auction, but this is entirely your decision.

Legal Packs

The vendors solicitor will prepare a legal pack containing copies of Conditions of sale, and all other legal documents, searches, plans, Title deeds, etc for each Lot. The pack will be available at our offices prior to Auction and can be inspected at any time during opening hours. Should you wish for your own copy of these documents, these can be sent by email free of charge, however, should you require a paper copy there will be a charge of £30.00 (inclusive of VAT) per Lot. It is the responsibility of the bidders to verify with the vendors solicitor that the pack they receive is accurate and complete. You buy subject to the terms of the contract and all documentation whether or not you or your solicitor have read them.

Reserve

All properties placed at Auction will be offered subject to a reserve price. (This figure is usually set by the owner of a particular lot or a solicitor, on the day of the Auction) this is the minimum figure that the property can be sold for.

Making a Bid

Our Property Auctions commence promptly so please ensure that you arrive giving yourself plenty of time as all prospective purchasers MUST register their details with our Staff, prior to auction. On completion of the registration you will be given your own unique "Bidding Number". Once the Auction commences, please ensure that your bids are made clear to the Auctioneer. If you are successful in your bid, you will be asked to raise your bidding number so that the information can be logged against that particular Lot. (See additional notes on registration). Bids are accepted on the basis that you have read and understood the auction contract and other documentation comprising the legal pack as supplied by the vendors solicitor.

Contracts

On completion of the Property Auction, each successful purchaser will be asked to come forward to sign the relevant documents, and exchange of contracts then takes place. At this stage you will be required to pay a 10 per cent deposit, this can be either cash or cheque (made payable to relevant solicitors acting for that Particular Lot).

Completion

Usually takes place 28 days after exchange of contracts, at this time the balance of the monies will be required.

Registration

In order to comply with Money Laundering Act of 2017, Rees Richards & Partners require all prospective purchasers to register their details with our Staff prior to auction. Registration commences one hour prior to Auction commencement, you can also register at our offices before the Auction day

if you so wish. The information/documents which must be presented in all cases are:-

- A photographic Driving License or Passport
- Proof of current residential address (utility bill in your name, building society or bank statement issued within the previous three months)

A photocopy MAY be taken as part of the auction process.

If a bidder is acting on behalf of a company, we still require a copy of the above documents along with written authority from that company. If a bidder is acting on behalf of another party, the documents detailed above, will be required for them also, as well as the other party, and a letter of authority from the person authorizing them to bid on their behalf. Solicitor details will also be required, name address and telephone number as well as solicitor acting on your behalf

N.B. Rees Richards & Partners, for themselves and the vendor of a property, whose Agents they are give notice that:-

1. The particulars do not constitute any part of, an offer or contract.
2. Any intending purchaser MUST SATISFY himself/herself, by inspection or otherwise as to the correctness of each of the statements contained in the particulars, as neither Rees Richards nor anyone employed by them has authority to make or give any representation in relation to the property.
3. No liability is accepted for any travelling expenses incurred by the applicants in viewing properties that may have been sold or withdrawn.
4. The property shall be offered for sale subject to a reserve price and the vendors and their agents shall be entitled to bid.

AUCTION REGISTRATION

Date of Auction: _____

Name: _____

Address: _____

Proof of Identity Passport No _____

Driving License, No _____
Copy taken YES/NO

Utility Bill _____
(Issued within last three months)

Firm of Solicitors _____

FAO _____

Bidding Number _____