



## **Building Plot Former Cwm Farm, Cwm Farm Lane, Sketty, Swansea, West Glamorgan SA2 9AU**

**Offers invited in the region of £500,000 For Sale**

### **Property Features**

- In our opinion an idyllic building plot
- Bordered with mature tree and hedge boundary on three sides
- Plans include frontage stone wall and electric gates
- Detailed planning consent for a luxury five bedroomed detached house
- Three and a half bay triple garage and workshop
- Good access

### **Property Summary**

In our opinion an idyllic building plot set in grounds of approximately 0.90 of an acre. The plot has detailed planning consent for a 5 bedroomed detached luxury family home and garage block. The proposed dwelling size is approximately 6119 sq.ft with garage being 1573 sq.ft.



## Full Details

### Description

In our opinion an idyllic building plot set in grounds of approximately 0.90 of an acre. The plot has detailed planning consent for a 5 bedroomed detached luxury family home and garage block. The proposed dwelling size is approximately 6119 sq.ft with garage being 1573 sq.ft.

### The accommodation consists of recreational rooms to the: -

#### Lower Ground Floor

i.e. cinema, activities room, laundry, store and gymnasium/health suite (space for indoor pool if required)

Access via internal stairs and via external stairs to glass doors offering natural light.

#### On the Ground Floor

Expansive triple aspect vaulted formal lounge, additional sitting room, main reception hall, good sized kitchen with open plan vaulted dining room, study, wet room, cloakroom and utility.

#### On the First and Second Floors

Five bedrooms including master bedroom with dressing room and en suite, four other bedrooms two of which have en suites. Separate family bathroom. (See attached illustrations and plans)

#### Outside

The plot is on an area of approximately 0.90 of an acre leaving room for the property, garage, forecourt and parking and ample room to the rear for formal gardens.



### Situation

In our opinion an unusual expansive building plot in a semi rural position with, as previously mentioned, mature tree/hedge boundaries on three sides providing added privacy to the site.

Positioned above the Tennis Centre with access off the Mumbles Road or via Sketty Green. About 0.3 of a mile off the Mumbles Road and about 2.6 miles from the Swansea City Centre.

In our opinion located in a highly sought after area and tranquil location. In close proximity to schools, hospital, Swansea Swimming Pool, tennis Courts, Swansea Bay and shops in Sketty.

### Directions (Mumbles Road Access)

Access via the King George V playing fields off the Mumbles Road, continue roadway passing the Tennis Centre on the right, take sharp bend to the left and the site is on the right hand side with temporary heras fencing at the entrance.

### Tenure

Freehold with vacant possession.

### Planning Application No.

2023/0073/573 2nd June 2023. We are informed that ecological surveys have been completed and updated and the Ecological Enhancement Report has been completed to discharge the relevant planning condition. (Only the one property to be built on site)

### Services

Mains water and electricity already connected. It is understood the gas main is in the lane. If gas connection is required we advise that you contact British Gas with regard to the availability of supply and possible connection.

### Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

### Viewing

Strictly by appointment with the sole selling agents.

# CITY AND COUNTY OF SWANSEA

## TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### GRANT OF PLANNING PERMISSION

TO:

J.A. Rewbridge Development Services

**DATE VALID:** 17.04.2023  
**APPLICATION NO:** 2023/0073/S73  
**APPLICANT:** XXXXXXXXXXXX

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

<b>SITE LOCATION:</b>	<b>PROPOSAL:</b>
<b>Former Cwm Farm Cwm Farm Lane Sketty Swansea SA2 9AU</b>	<b>Detached dwelling with detached garage without complying with condition 1 of planning permission 2020/0138/S73 granted 19/03/2021 (extension of the period of time in which to start works by an additional 2 years)</b>

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 two 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, F31.CFS.D3B proposed site plan, F31.CFS.D2 Rev B proposed garage plans, F31.CFS.D1B proposed house plans, F31.CFS.D4A previously approved site plan received 5th August 2013. Ecological Conditions and Enhancements Document received 17th April 2023.  
Reason: For the avoidance of doubt and to ensure compliance with the approved plans.
- 3 Notwithstanding the submitted plans no development work shall commence on site until a scheme for the landscaping of the site including the land edged blue on drawing No F31.CFS.D3 Rev.B received 5th August 2013. The landscaping scheme shall utilise appropriate native species and outline the siting and species of suitable replacement trees, to compensate for the trees previously removed. The landscaping plan shall include details of how the SINC will be protected via a buffer zone and also how boundary woodland and hedge habitat shall be retained and enhanced.

The landscaping scheme shall be agreed with the local planning Authority and completed in full accordance with the agreed details.

The landscaping shall be maintained in accordance with a Landscape Management Plan which shall be agreed by the Local Planning Authority prior to the commencement of development works.

Reason: For the avoidance of doubt and to ensure the long term viability and protection of the Greenspace System and the SINC, in accordance with LDP Policies PS2, ER6 and ER9.

- 4 Prior to the first occupation of the development hereby approved a wooden post and wire fence shall be erected along the north eastern boundary of the curtilage of the site in accordance with details including siting which shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the fence shall be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To ensure the long term viability and protection of the Greenspace System and the SINC in accordance with LDP Policies PS2, ER6 and ER9.
- 5 Samples/details of all external finishes shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced. The scheme shall be implemented in accordance with the approved details.  
Reason: In the interests of visual amenity, in accordance with LDP Policy PS2.
- 6 Prior to the first occupation of the development hereby approved the existing stone wall to the south western boundary of the site shall be retained and restored and thereafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority. Deficiencies in the wall shall be made good using matching stone reclaimed from the site unless otherwise agreed in writing by the Local Planning Authority.  
Reason: In the interests of visual amenity, in accordance with LDP Policy PS2.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or amending that Order), Classes A, B, C, D, E and F of Part 1 and Class A and B of Part 2 Schedule 2 shall not apply.  
Reason: The development hereby approved is such that the Council wish to retain control over any future development being permitted in order to ensure that a satisfactory form of development is achieved at all times, , in accordance with LDP Policy PS2.
- 8 The development shall be carried out in full accordance with the reptile mitigation statement contained within section 2 of the document the Ecological Conditions and Enhancements Document received 17th April 2023.  
Reason: In the interests of protecting reptiles, in accordance with LDP Policies PS2 and ER9.
- 9 A sensitive lighting strategy, designed to ensure that the habitats adjacent to the site/bat enhancement features are not lit during the operation phases of the development shall be submitted to the LPA for approval. The strategy shall outline avoidance of impacts of lighting on bats and other nocturnal species. The lighting plan shall reflect the Bat Conservation Trust's Bats and Lighting in the U.K. (2018) guidance (with low level light levels only between 2700-3000 kelvin).  
Reason: In the interests of protected species and protecting biodiversity, in accordance with LDP Policies PS2 and ER9.
- 10 The development shall be carried out in accordance with section 4 of the Ecological Conditions and Enhancements Document and the PEA document received 17th April 2023, a scheme of Ecological Enhancement Measures shall be provided within or to the walls of the buildings or on suitable mature on-site trees, together with an implementation plan. The ecological enhancements shall be shown on an architectural drawing submitted to the LPA for approval. The approved Ecological Enhancement Measures shall be fully provided no later than 6 months within the completion of the development and shall be retained as such in perpetuity.  
Reason: In the interests of ecology and biodiversity enhancement, in accordance with LDP Policies PS2 and ER9.

## Informatives:

- 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: Policies PS2, T6, ER2, ER6, ER8, ER9 and ER11
- 2 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.
- 3 Birds may be present in this building and grounds please note it is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
  - Kill, injure or take any wild bird
  - Take, damage or destroy the nest of any wild bird while that nest in use or being built
  - Take or destroy an egg of any wild birdNo works should be undertaken between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests either in vegetation or buildings immediately before the vegetation is cleared and/or work commences on the building to ensure that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.
- 4 Bats may be present. All British bat species are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2017. This legislation implements the EC Habitats & Species Directive in the UK making it an offence to capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal whether a bat is present at the time or not. It is also an offence to recklessly / intentionally to disturb such an animal.

If evidence of bats is encountered during site clearance e.g. live or dead animals or droppings, work should cease immediately and the advice of the Natural Resources Wales sought before continuing with any work (0300 065 3000).
- 5 Badgers are protected under the Protection of Badgers Act 1992. It is an offence to wilfully kill, injure or take a badger; to interfere with a sett by damaging or obstructing it or by disturbing a badger when it is occupying a badger sett, with intent or recklessly. If any evidence of badger use is encountered e.g. possible setts (these can be a single hole) work must stop immediately and the advice of Natural Resources Wales sought before continuing with any work (01792 634960 or 0300 065 3000 or contact the species team by email on [trwyddedrhywogaeth@cyfoethnaturiolcymru.gov.uk](mailto:trwyddedrhywogaeth@cyfoethnaturiolcymru.gov.uk))
- 6 Reptiles may be present. All British reptiles are protected under Schedule 5 of the Wildlife and Countryside Act 1981 as amended. This makes it an offence to intentionally kill or injure adder, grass snake, slow worm and common lizard. If the reptiles listed above are encountered work must cease immediately and the advice of Natural Resources Wales sought before continuing with any work (01792 634 960 or 0300 065 3000 or contact the species team by email on [trwyddedrhywogaeth@cyfoethnaturiolcymru.gov.uk](mailto:trwyddedrhywogaeth@cyfoethnaturiolcymru.gov.uk))
- 7 Hedgehogs may be present. Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act (WCA) 1981, which prohibits killing and trapping by certain methods. They are also a UK Priority species under the NERC Act (SEC.41) 2006. The species is therefore considered one of the UK's target species to avoid further population decline. To avoid killing or injuring of hedgehogs it is best practice for any brush piles to be cleared by hand. Any trenches on site should be covered at night or be fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.

DATED: 20th June 2023

*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.

## 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 22<sup>nd</sup> 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/laid%20documents/sub-ld10212/sub-ld10212-e.pdf>.

Appeal forms can be downloaded at [Planning Casework \(gov.wales\)](http://www.gov.wales) or are obtainable from the Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 0604400, email [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

Further information on the appeals process is also available on the website:

<https://gov.wales/planning-appeals>

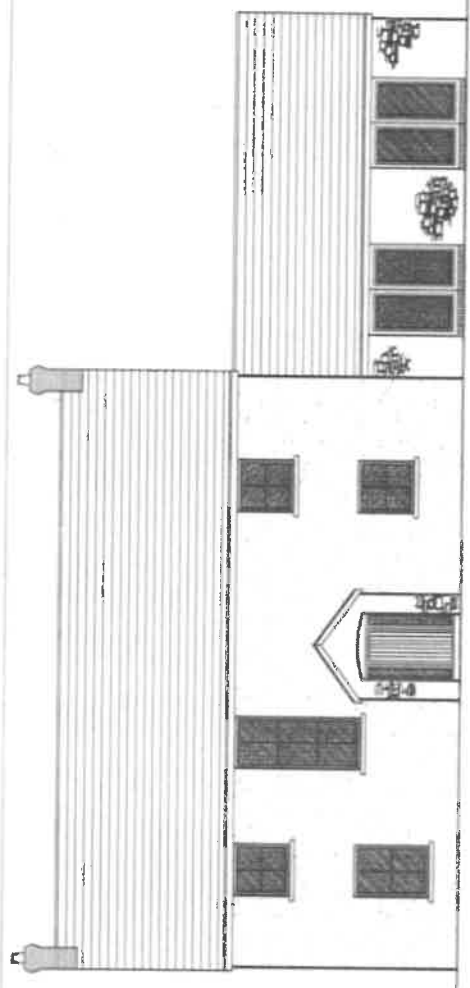
The Welsh Ministers can allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Welsh Ministers are not required to entertain an appeal if it appears 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.

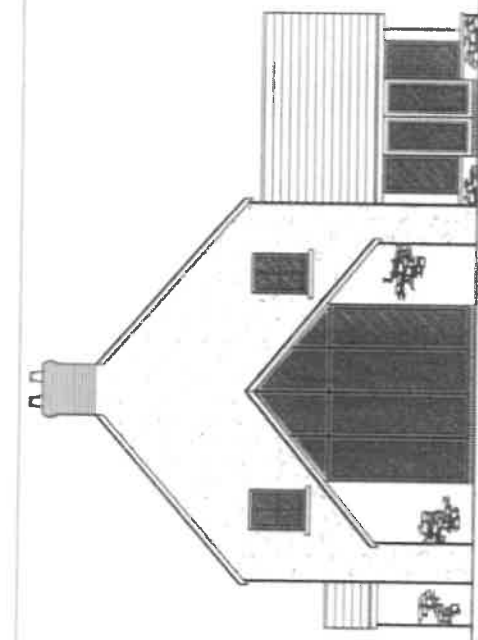




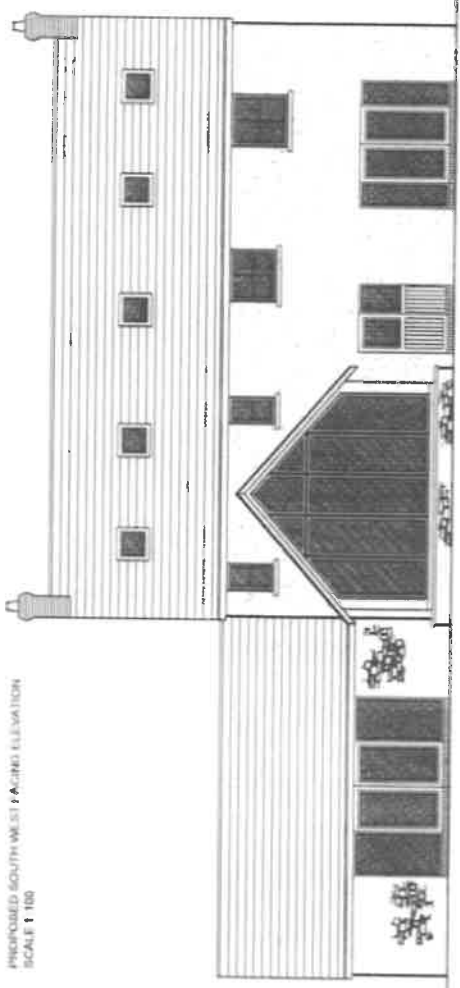
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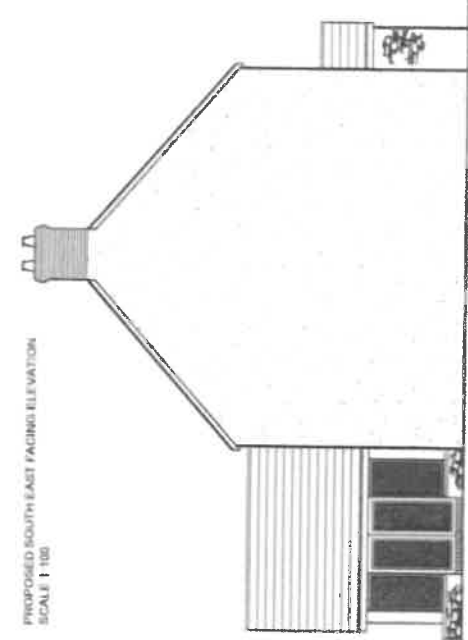
PROPOSED SOUTH WEST FACING ELEVATION  
SCALE 1/100



PROPOSED SOUTH EAST FACING ELEVATION  
SCALE 1/100



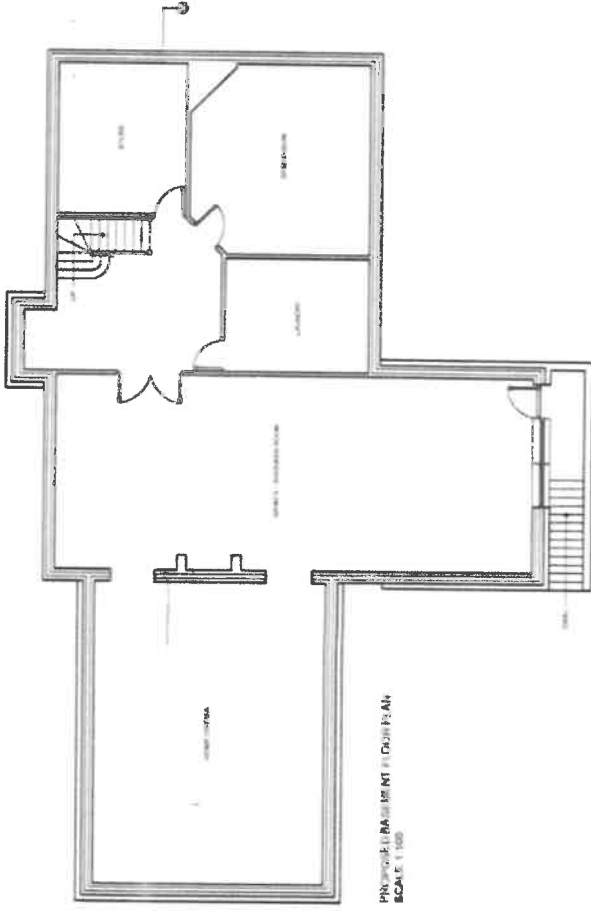
PROPOSED NORTH EAST FACING ELEVATION  
SCALE 1/100



PROPOSED NORTH WEST FACING ELEVATION  
SCALE 1/100

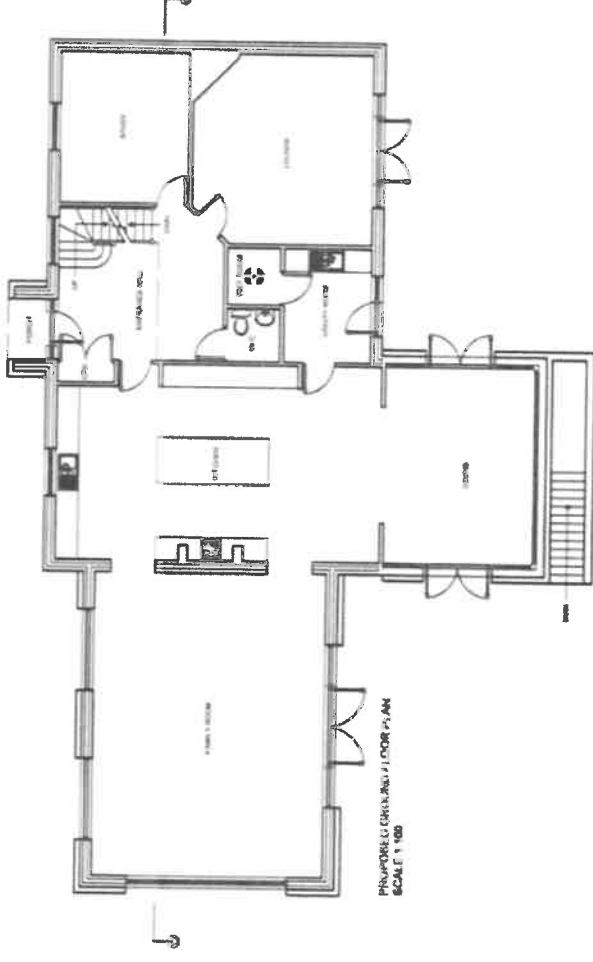


SCALE 1/80



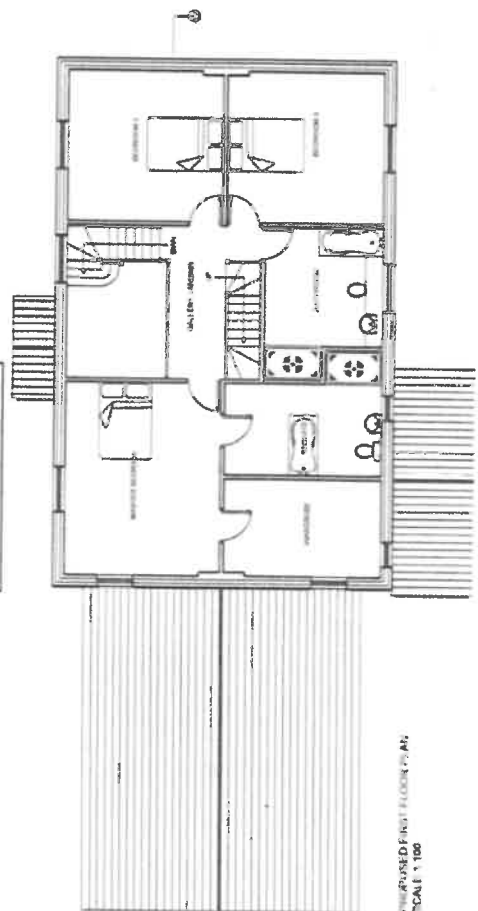
PROPOSED BASEMENT FLOOR PLAN  
SCALE 1/80

SCALE 1/80

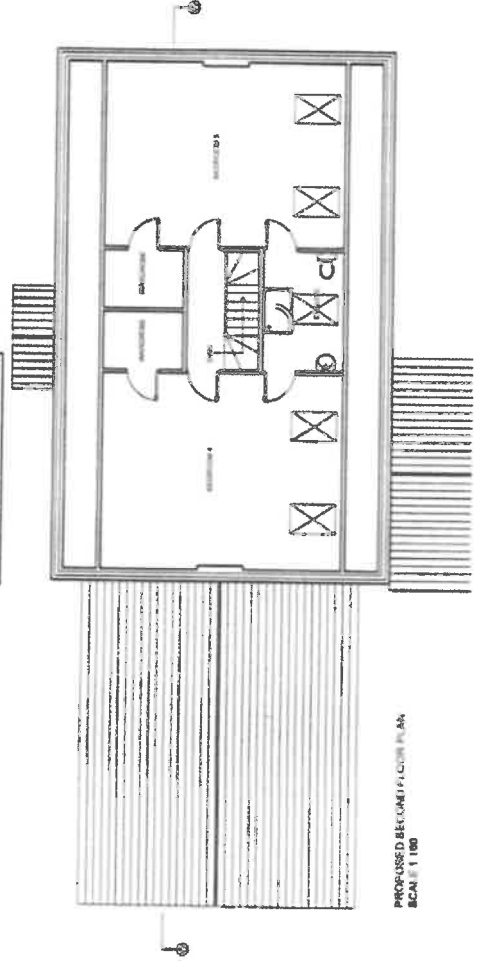


PROPOSED MAIN LEVEL FLOOR PLAN  
SCALE 1/80

PROPOSED FIRST FLOOR PLAN  
SCALE 1/80



PROPOSED BEFORE FLOOR PLAN  
SCALE 1/80



# 2013\_1141-F31.CFS.D2B\_PROPOSED\_GRAGE\_PLANS-80782.pdf

**PROPOSED SOUTH EAST FACING ELEVATION**  
SCALE 1:100

**PROPOSED SOUTH WEST FACING ELEVATION**  
SCALE 1:100

**PROPOSED NORTH WEST FACING ELEVATION**  
SCALE 1:100

**PROPOSED NORTH EAST FACING ELEVATION**  
SCALE 1:100

**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100

**PROPOSED FIRST FLOOR PLAN**  
SCALE 1:100

**NOTES**  
DO NOT START THE DRAWING.  
CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS  
AT FINISH AND ADJUST AS TO THE TOLERANCE

NO.	DATE	BY	DESCR.

Revised schedule not.

**J. A. Rewbridge  
Development Services**

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Swainssea  
SA3 4B1N

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mob 07790 762 443  
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Mr & Mrs G. Davies

# 2013\_1141-F31.CFS.D3\_PROPOSED\_SITE\_PLAN-80783.pdf



Boundary Stones Wall Detail  
Scale 1/4" = 1'-0"

Wall to be finished back to 4" x 400mm width x 1500mm height

Proposed Access Road  
Proposed Building  
Proposed Parking

- Notes:
- 1. All dimensions are in meters and millimeters (mm). All dimensions are rounded to the nearest millimeter (mm).
  - 2. All existing trees are to be retained, unless otherwise indicated.
  - 3. Proposed building area is shown in grey.
  - 4. Proposed parking area is shown in white.
  - 5. Proposed site boundaries are shown in dashed lines.
  - 6. Proposed site boundaries are shown in solid lines.

20137 1141

**J A Rewbridge**  
Development Services

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Tel: 410.528.1141  
Fax: 410.528.1142  
www.jarewbridge.com

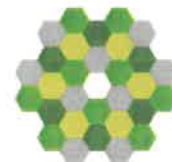
M. A. M. C. Davies  
Lawn Farm  
Curtains

Proposed Site Plan  
& Boundary Wall Detail

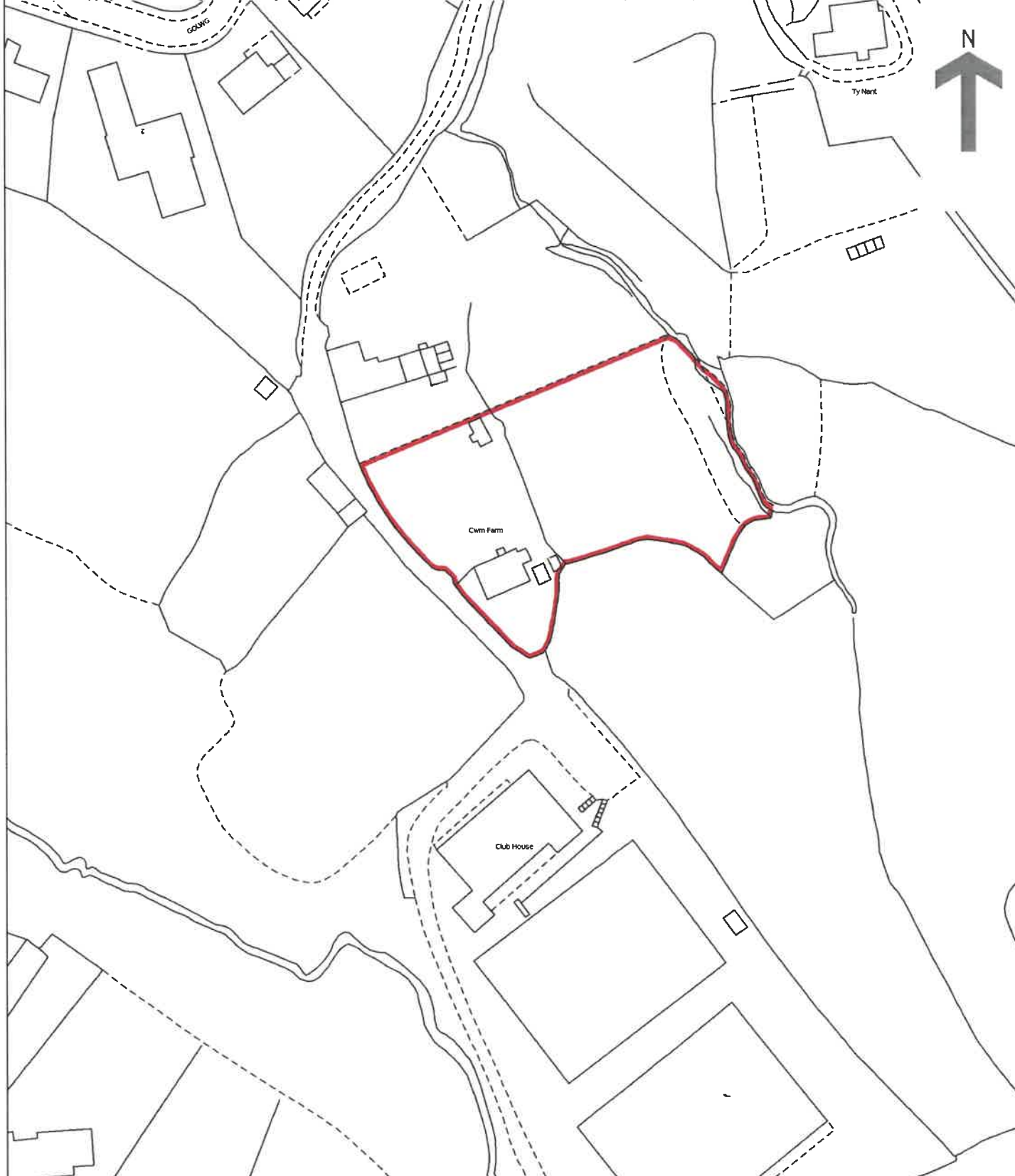
PLANNING  
NOV 20 2013

HM Land Registry  
Official copy of  
title plan

Title number **CYM499201**  
Ordnance Survey map reference **SS6291NW**  
Scale **1:1250**  
Administrative area **Swansea / Abertawe**



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This official copy is incomplete without the preceding notes page.  
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

