



Land off Penygrose Road

Gorslas, SA14 7LA

Development Opportunity

17.81 Acres

(7.21 Hectares)

- 17.81 acres / 7.21 hectares
- Suitable for a variety of uses subject to planning
- Offers invited for the freehold interest on a unconditional basis

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Summary

Available Size	17.81 Acres
Price	Offers in the region of £100,000
EPC Rating	Upon enquiry

Description

The site comprises 17.81 acres / 7.21 hectares of development land which is access from Penygrose Road. The site adjoins the rear of residential properties to the west fronting Black Lion Road and to the north fronting the B4556 / Penygroes Road.

The site has a narrow access track between two residential properties fronting Penygroes Road but also direct frontage to Penygroes road further to the east. To the south is the remaining grassland.

Location

The site provides road links to Carmarthen, Swansea and Llanelli, and is only a few minutes drive to Junction 48 of the M4 motorway. The site forms the northern section of a large piece of grass land between Black Lion Road and B4556 / Penygroes Road.

Accommodation

The site comprises the following areas:

Name	Size
Unit - Site	17.81 Acres

Viewings

For further information or to arrange an inspection of the site please contact HTC

Terms

Freehold

Offers

Offers are invited on an unconditional basis

Overage

The sale will also be subject to an overage for a period of 10 years from the date of completion. If an alternative planning consent is obtained within the first ten years a 50% uplift in value will be payable to the vendor.



Viewing & Further Information

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