



£40,000

Building Plot 2 Pearson Way, , Briton Ferry, West Glamorgan. SA11 2EJ



## Main Features

### General Information

15,500m road side x 18,000m usable depth x 12,500m width x 32,750 average approx. depth of plot.

Building plot offering great potential and panoramic views south-west across Swansea Bay towards Mumbles Head. Resubmission of planning consent will be required for layout alterations, but should receive planning approval. There are services in the pavement for gas, water, electric and foul drainage connection is to the rear.

### Description

15,500m road side x 18,000m usable depth x 12,500m width x 32,750 average approx. depth of plot.

Building plot offering great potential and panoramic views south-west across Swansea Bay towards Mumbles Head. Resubmission of planning consent will be required for layout alterations, but should receive planning approval. There are services in the pavement for gas, water, electric and foul drainage connection is to the rear.

### Viewings

Strictly By Appointment Only

### Utilities

Services in pavement for gas, water electric. Foul drainage connection to rear.

**Current council tax banding** Not Specified

**Current heating type** Not Specified

**Tenure (To be confirmed)** Not Specified



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Head Office	Neath Lettings	Neath Financial Services	Bridgend	Maesteg	Llanelli	Port Talbot
neath@petermorgan.net	neath@petermorgan.net	neath@petermorgan.net	bridgend@petermorgan.net	maesteg@petermorgan.net	llanelli@petermorgan.net	porttalbot@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	16 Dunraven Place, Mid Glamorgan CF31 1JD	135 Commercial St, Mid Glamorgan CF34 9DW	1 John St, Carmarthenshire SA15 1UH	49 Station Road Mid Glamorgan SA13 1NW



Peter Morgan Sales & Lettings Agents are the double award winning British Property Awards Agency of South Wales. Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



Sales



Lettings



Auctions



Mortgage

**Neath Branch - Head Office**

33-35 Windsor Road, Neath. SA11 1NB

neath@petermorgan.net

Sales VAT No : 821850148

Lettings VAT No : 33161993



[www.petermorgan.net](http://www.petermorgan.net)

**03300 563 555**

