

Building Plot 4 Pearson Way, , Briton Ferry, West Glamorgan. SA11 2EJ



**£45,000**

## Main Features

- Building Plot
- Individual Planning Required
- Close to Local Amenities
- Panoramic Views
- Plot Pegged Out
- Need a Mortgage? We Can Help!

## General Information

15.5m width road side x 18m usable depth (12.5m width x 32.7m average approx. depth of complete 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.

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## Viewings

Strictly By Appointment Only

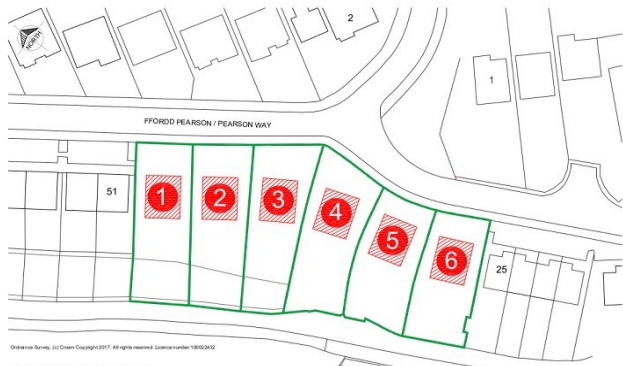
## Utilities

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



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**BUILDING PLOTS** APPROX 12.5 M WIDE, DEPTH RANGING FROM 28 TO 34 M  
**PEARSON WAY, GARTHMOR, NEATH**

Scale 1 : 500



**PEARSON WAY, GARTHMOR, NEATH**  
**BUILDING PLOTS - PEGGING OUT DIMENSIONS**

Scale 1 : 200

# Building Plot 4 Pearson Way, , Briton Ferry, West Glamorgan. SA11 2EJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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.

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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.

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