

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Land adjacent to 10 Cefn Parc, Neath, Neath Port Talbot. SA10 6YR



PETER MORGAN

£85,000

Main Features

- Opportunity to build your own home!
- Prime Location
- Outline Planning
- Easy Access to M4 and A465
- Close to Local Amenities
- Planning number P2022/0863

General Information

Located in a very popular area close to Skewen is the opportunity to build your own property. With Skewen Park across the road, easy access to the schools, M4, Harvester, David Lloyd and Llandarcy Developments make this a prime location.

The land has outline planning in place and these can be viewed on the Neath Port Talbot Council website. Planning reference P2022/0863.

Viewings

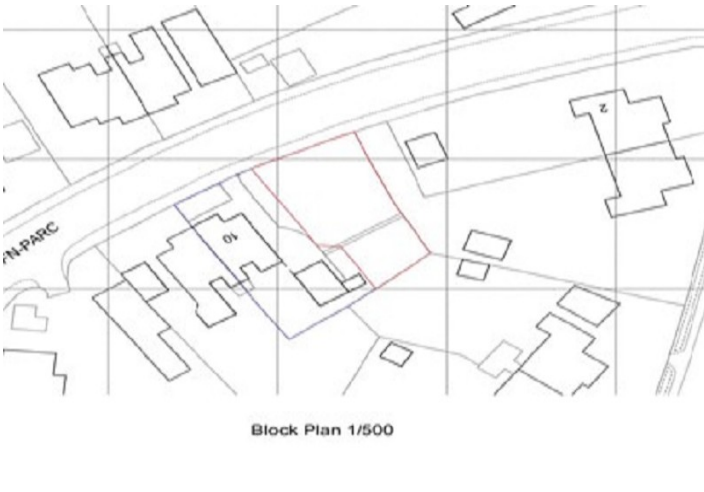
Strictly By Appointment Only

Utilities

Current council tax banding Not Specified

Current heating type Not Specified


Tenure Not Specified



Block Plan 1/500



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

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