



Land opposite 6 Danygraig Road, Neath, Neath Port Talbot. SA11 1UD

# £18,000 Guide Price

#### **Main Features**

- Freehold Plot
- Convenient Location
- Planning Available

- Close To Local Amenities
  Excellent Transport Links
- Buyers Fees Apply!

## General Information

A freehold plot of land, conveniently located within a short drive to Neath Town Centre, easy access to the M4 corridor and A465, also benefitting from being a short distance to many local amenities.

This land is being sold through Modern Method of Auction!

#### **Auctioneer Comments**

This plot of land is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

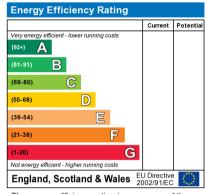
#### Viewings

Strictly By Appointment Only

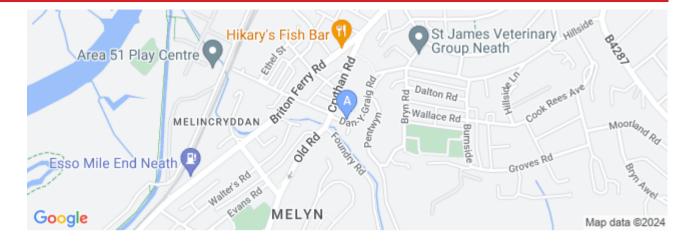
### Utilities

Current council tax banding	Not Specified
Current heating type	Not Specified
Tenure (To be confirmed)	Freehold

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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 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 Port Talbot Head Office	Neath Port Talbot	Neath Port Talbot Financial Services	Bridgend	Maesteg	Talbot Green
npt@petermorgan.net	lettings@petermorgan.net	financial@petermorgan.net	bridgendcounty@petermorgan.net	bridgendcounty@petermorgan.net	talbotgreen@petermorgan.net
33-35 Windor Road,	33-35 Windor Road,	33-35 Windor Road,	16 Dunraven Place,	135 Commercial St,	Ty Gwyn, 38 Talbot Road
West Glamorgan	West Glamorgan	West Glamorgan	Mid Glamorgan	Mid Glamorgan	Talbot Green, Pontyclun
SA11 1NB	SA11 1NB	SA11 1NB	CF31 1JD	CF34 9DW	CF72 8AF





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