

# DEVELOPMENT LAND FOR SALE SWANSEA

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PROPERTY CONSULTANTS



## DEVELOPMENT LAND

**Millstream Way  
Swansea Vale  
Swansea  
SA7 0AQ**

**2.73 acres**  
(1.105 ha) net approx.

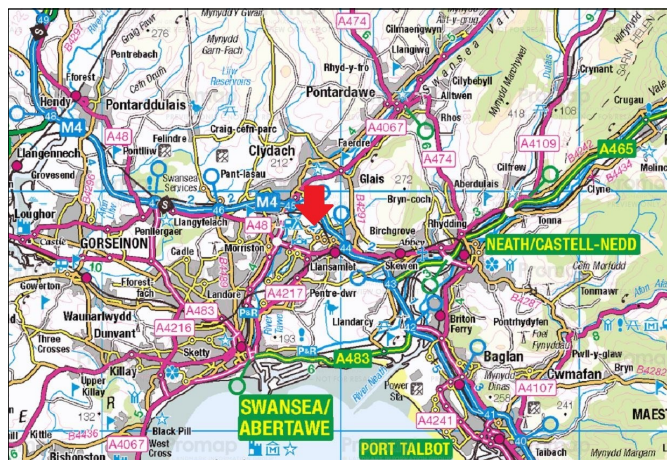
- Close to Junctions 44 and 45 of the M4 Motorway
- Land situated within established business park



# Millstream Way, Swansea Vale, Swansea, SA7 0QA

## Location

The land is located on the established Swansea Vale development, north of Swansea Enterprise Park and at the eastern end of Millstream Way. It is situated about four miles north of the city centre, near Llansamlet, on the eastern side of the A4067 and close to both Junctions 44 and 45 of the M4 Motorway.



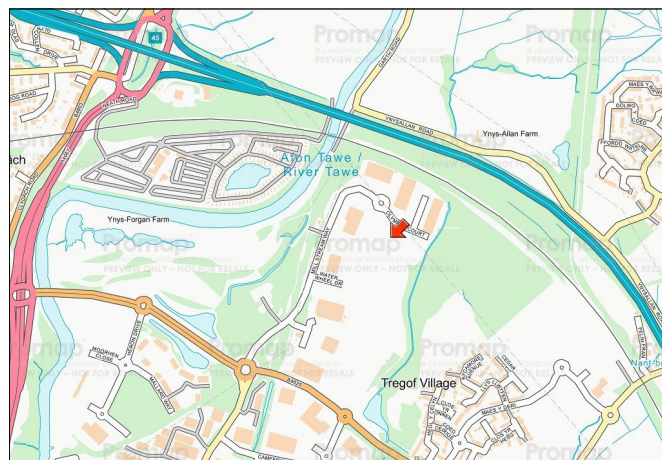
## Description

The site is rectangular and sits on a level greenfield site along side Olympus Court at the end of Millstream Way. The access road is owned and maintained by the City and County of Swansea Council until it is adopted as a public highway. An electricity pylon and overhead power lines traverse part of the site.

The land can be split into two separate plots (C1 - 1.10 acres and C2 - 1.63 acres).

## Accommodation

Area	Acres	Hectares
Land	2.73	1.105



## Planning

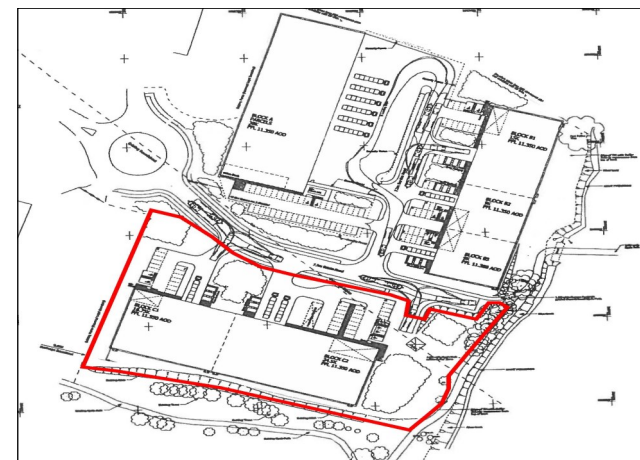
The site is allocated for employment use in the adopted Local Development Plan. We recommend that all interested parties should make their own enquiries to the Planning Department of Swansea City and County Council. Tel: 01792 636000 or [www.swansea.gov.uk](http://www.swansea.gov.uk).

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Tenure

The sites are available on a long leasehold basis (CYM433008 and CYM433010) expiring in 2133, with a fixed ground rent of £250 p.a.



## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

## Price

Price on application.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Other Information

Any prospective purchaser would need to satisfy the Welsh Government of the employment creation potential of the proposed development.



## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

18 Park Place

Cardiff

CF10 3DQ

[www.alderking.com](http://www.alderking.com)

**Owen Young**

029 2038 1996

[oyoung@alderking.com](mailto:oyoung@alderking.com)

**Ref:** OY/89438

**Date:** September 2018

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