

GUIDE PRICE  
**£30,000**

BIDDING DEPOSIT  
**£3,500**

DIGITAL AUCTION DATE  
**23rd September 2020**

BY ORDER OF  
**JCDecaux**



## Land at Llangyfelach Road, Brynhyfryd, Swansea, SA5 9LE

A freehold former advertising hoarding site of approximately 408.92 sq m (4,401 sq ft)

**Bid1.**



## Property Summary

- Freehold former advertising hoarding site
- Approximately 408.92 sq m (4,401 sq ft)
- Alternative use potential (subject to consents)
- Six week completion
- Vacant possession

## Location

Swansea is a coastal city and Wales' second largest city lying about 41 miles north west of Cardiff. It can be accessed via the A483 and A4217, which provide access to the M4 motorway at junctions 42-45. Swansea railway station provides regional and national rail links including direct services to Cardiff and London Paddington.

Llangyfelach Road forms part of the B4489 about one mile north of the city centre and close to the Liberty Stadium. The site lies on the west side of the road opposite its junction with Pentre Mawr Road and Pentrehafod School.

## Description

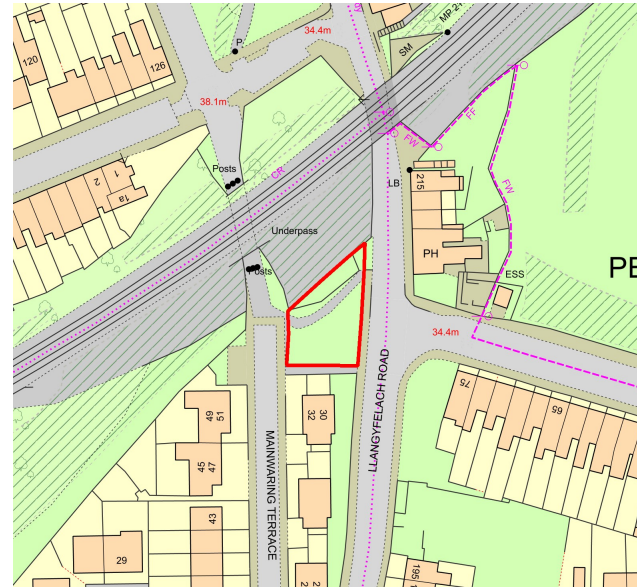
An irregular shaped former advertising hoarding site of approximately 408.92 sq m (4,402 sq ft). The site commands a prominent main road position and may offer alternative use or development potential subject to obtaining the necessary consents.

## VAT

Not applicable

## Local Authority

Swansea City Council  
01792 636000  
[www.swansea.gov.uk/planning](http://www.swansea.gov.uk/planning)



## Tenure

Freehold

## EPC

No EPC required



Address	Acres	Hectares
Land at Llangyfelach Road	0.101	0.041

Please note that any plans or photographs used are to help locate the property and may not show the exact legal boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack. The areas have been provided by the vendor.

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## Contact BidXl

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