



HM Courts  
& Tribunals  
Service



BILFINGER



## FOR SALE Development Site

### Neath Court

Forster Road  
Neath  
SA11 3BN

0.49 acres (0.20 hectares)



Suitable for a variety of alternative uses including redevelopment for residential accommodation, subject to planning



#### Further information

For further information please contact:

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### Opportunity

The subject opportunity comprises a unique opportunity to acquire a development site located on the edge of Neath Town Centre.

The property and site offers the potential for a variety of alternative uses for both a comprehensive redevelopment of refurbishment. Potential future uses include a residential led housing scheme, care facility, etc subject to obtaining satisfactory planning permission.

Further details on application to marketing agents.

### Location

Neath is located approximately 40 miles to the West of Cardiff, some 7 miles North East of Swansea and forms a large town with a population of approximately 19,500 residents.

The town has an established public transport network with its railway station being situated on the Swansea to London Paddington main line. This link also runs through Cardiff Central station.

Neath is positioned with road access onto Junction 43 of the M4 motorway.

### Description

The subject opportunity comprises a detached 2 storey purposes build Court building situated adjacent to the towns Police HQ.

The property is constructed of brick and stone elevations under a pitched slate roof and forms a building of modern construction fronting onto Forster Road.

Internally the property comprises a mixed layout with Court rooms together with provision of ancillary offices, stores room and waiting areas,

The property has benefit of a side car parking to the Western elevation with gated yard to the Eastern elevation.

The site is accessed from both Forster Road and from the corner of Woodland Road.

The immediate area is made up predominantly of mixed uses with terraced housing to the Southern part.

### Accommodation

The property comprises the following accommodation measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Floor	GIA Sq M	GIA Sq Ft
Second	1,006	10,829
Total	1,006	10,829

The property is situated on a site of 0.49 acres (0.20 hectares).

### Planning

The property falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended.

The site lends itself for a redevelopment for a variety of uses — uses are subject to requisite planning permissions.

H.M. LAND REGISTRY		TITLE NUMBER <b>WA 721838</b>	
ORDNANCE SURVEY PLAN REFERENCE @	SS 7597	SECTION L	Scale 1/1250
ADMINISTRATIVE AREA NEATH PORT TALBOT/CASTELL NEDD PORT TALBOT			© Crown copyright 1975



### Information Pack

Any further available information is available on request from agents.

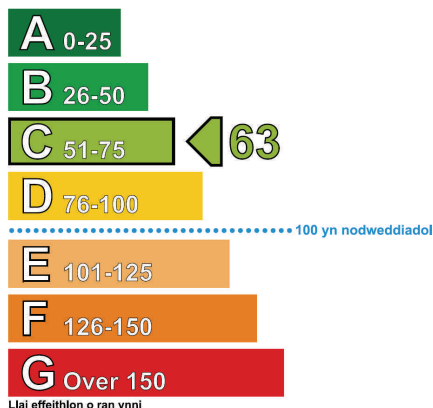
Any available information will be issued supporting any tender request.

### Tenure

We are advised that the property is held on a freehold

### Energy Performance

The property has the following rating:



### VAT

All figures quoted are exclusive of VAT, where applicable.

### Method of Sale / Timetable

The property is to be sold on an informal tender basis. Further details of timing and tender process on application to agents.

For more information and viewings please contact:

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