

DEVELOPMENT LAND AT JERSEY MARINE

SWANSEA | SA10 6JL

**HUNT &
THORNE**

CHARTERED SURVEYORS



**DEVELOPMENT LAND
FOR SALE**

- FREEHOLD DEVELOPMENT OPPORTUNITY
- 5.9 ACRE SITE IN CLOSE PROXIMITY TO J42 M4
- PLANNING CONSENT FOR THE DEVELOPMENT OF UP TO 28 UNITS OF B1, B2 & B8 ACCOMMODATION RANGING FROM 1,524 TO 6,456 SQ FT

LOCATION

The development site is located to the south-west of Ashleigh Terrace in the village of Jersey Marine, approximately 4 miles to the east of Swansea City Centre and circa 1 mile to junction 42 of the m4 Motorway.

Within the direct vicinity of the site is the Amazon distribution hub and the Swansea Bay University Campus.

The site is accessed via Fabian Way (A483), the main arterial route linking the M4 with Swansea City Centre.

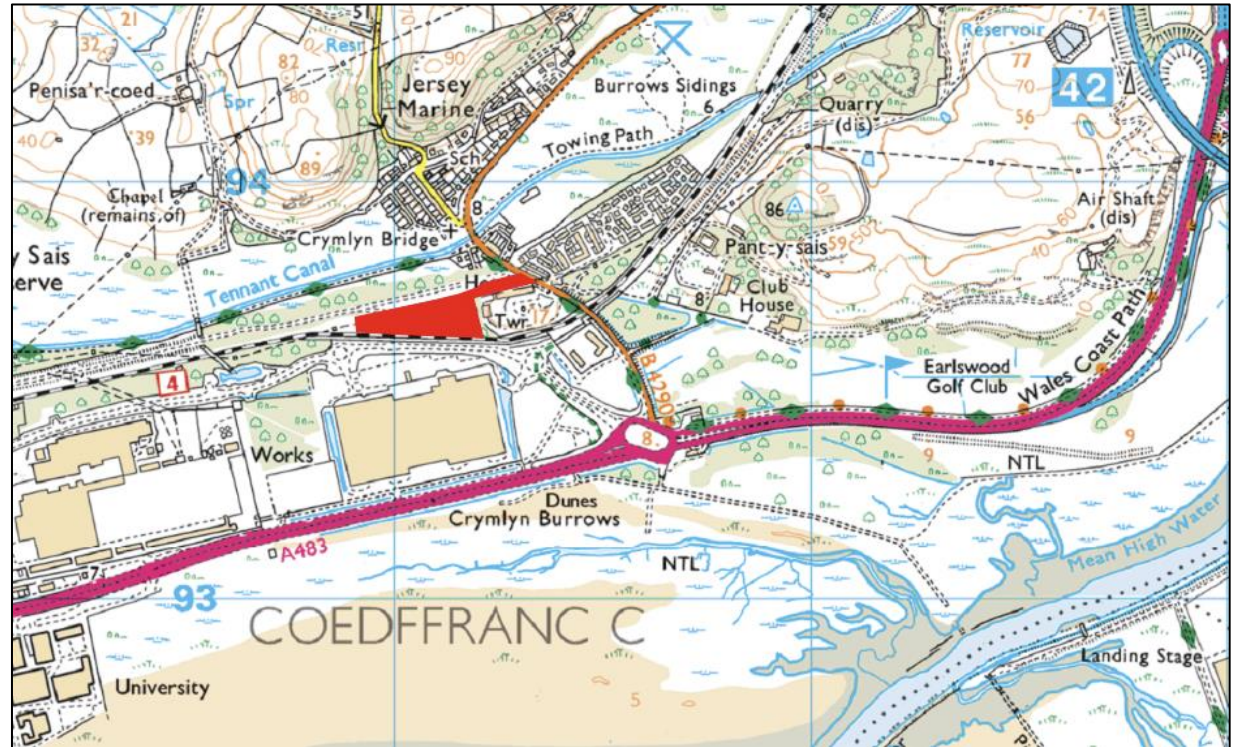
DESCRIPTION

The site extends to circa 5.9 acres (2.39 hectares) and approximately level. Vehicular access is provided from Ashleigh Terrace via the existing priority T-junction.

PLANNING

We are advised that the site benefits from planning consent for the development of approximately 57,000 sq ft of B1, B2 and B8 accommodation ranging from 1,524 sq ft to 6,456 sq ft (up to 28 units in total).

Planning Ref: P2019/5560



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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TENURE

We are advised the property is held freehold.

SALE PRICE

Offers in the region of £895,000.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

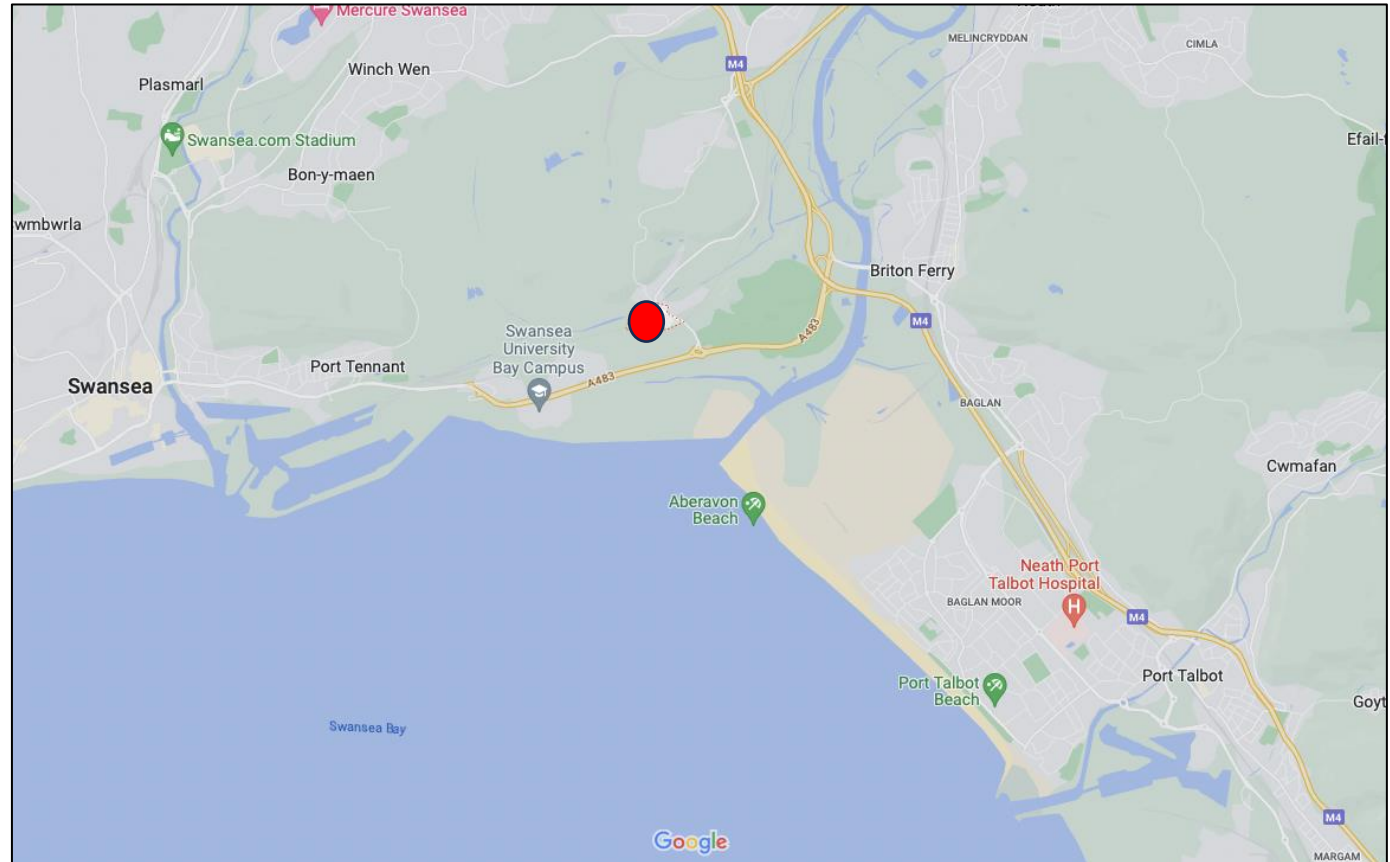
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August 2023



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