



Land off Bryntirion Road Pontlliw, Swansea SA4 9DY

For Sale By Informal Tender - Guide Price £40,000

Property Features

- Level to gently sloping pasture field
- Small area of woodland. Well fenced and gated
- About 2.04 acres
- Extensive main road frontage
- Good access
- Conveniently positioned
- Tenders to be received at the agents office by 11 a.m. on Wednesday 28th October 2026
- The highest or any tender will not necessarily be accepted
- Proof of funding to be submitted with tender

Property Summary

A level to gently sloping pasture field with a small area of woodland to the south eastern boundary. Gated access off Bryntirion Road (Main A48). In all about 2.04 acres



Full Details

General Description

A level to gently sloping pasture field with a small area of woodland to the south eastern boundary. Gated access off Bryntirion Road (Main A48)

The Land

In all about 2.04 acres

I.A.C.S.

It is understood that the land is not registered

Basic Payment Scheme/Sustainable Farming Scheme

Not included in any scheme

Rights of Way, Wayleaves and Easements

The land is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Tenure

Freehold with vacant possession on completion. Land Registry Title No. WA461961

Services

None. Mains water may be available on the A48 road. Prospective purchasers are strongly advised to contact Welsh Water as to the availability of a supply and possible connection.

NOTE: Field shelter on site is not included in the sale.

Overage Clause

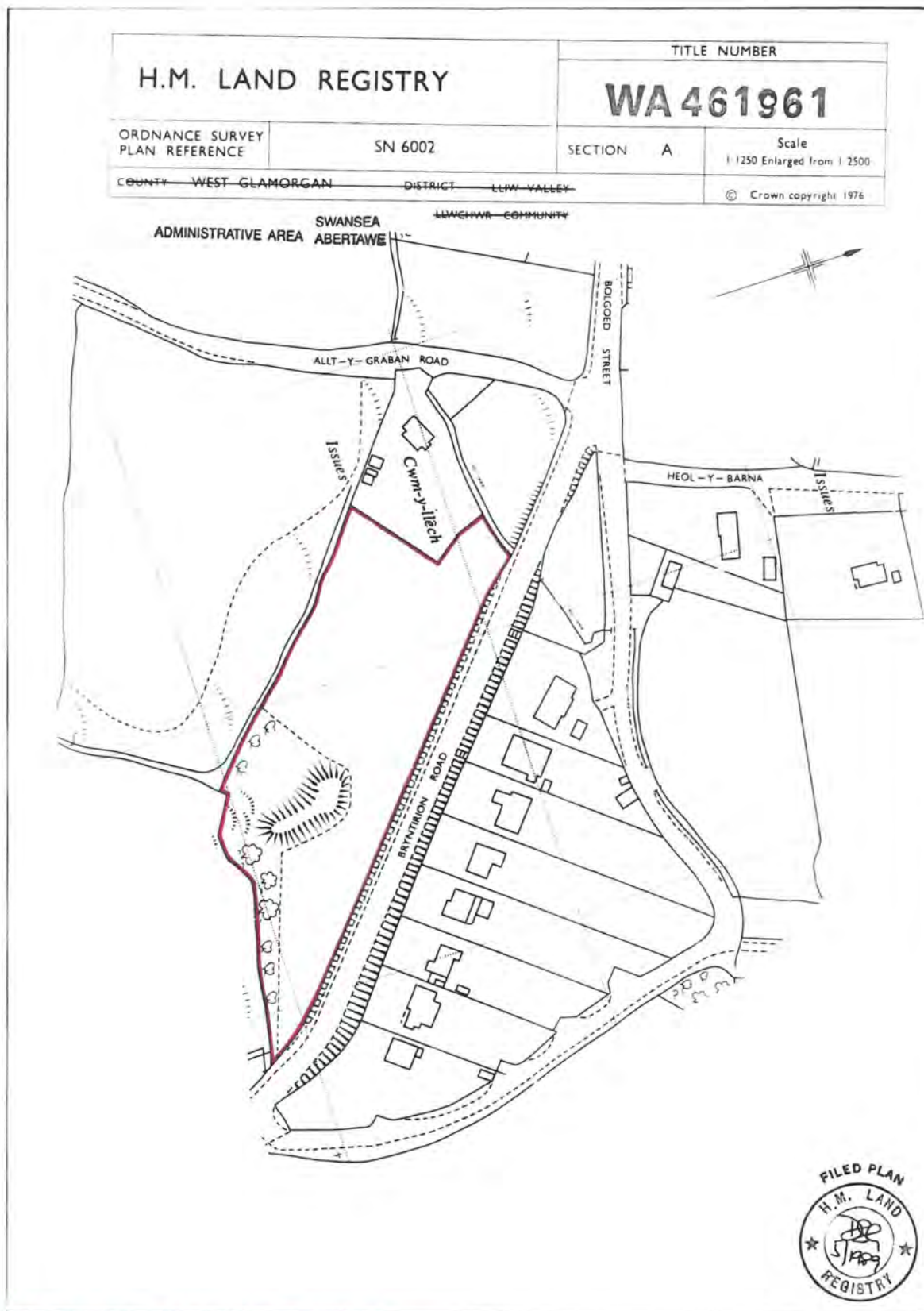
In the event that planning consent is obtained for any non agricultural use on the land within a period of 10 years (excluding stables/outbuildings) then the purchaser will pay to the vendor 25% of the uplift in value over and above the then prevailing agricultural value

Purchasers' Covenant

The purchaser/s, at own expense, to remove gateway into adjoining owners' land, provide and erect a stockproof fence and set back in line with existing hedge and as per the Land Registry plan. The above to be carried out within one month after completion.

Viewing

Strictly by appointment with the sole agents. Please contact our Swansea office for further information - Druslyn House, De La Beche Street, Swansea, SA1 3HH. Tel: 01792 650705 or email: property@reesrichards.co.uk



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

TENDER FORM

FOR SALE BY INFORMAL TENDER

LAND OFF BRYNTIRION ROAD, PONTLLIW, SWANSEA, SA4 9DY

The highest or any tender will not necessarily be accepted.

Written tenders to be sent to the agents office at 1 Axis Court, Mallard Way, Swansea Vale, SA7 0AJ by 11 am on Wednesday 28th October 2026.

Tenders to be accompanied by proof of funding, i.e. bank statement or savings account.

NAME: _____

ADDRESS: _____

TEL NO: _____

EMAIL: _____

PRICE OFFERED: _____

SUBJECT TO CONTRACT