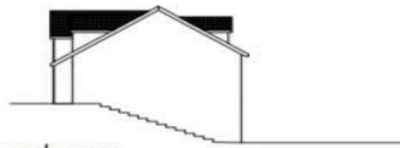


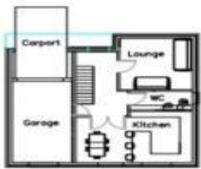
plot to rear of 15 Sidings  
Terrace. Skewen.



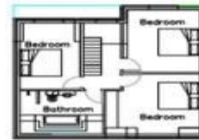
Front Elevation  
Scale 1:100



Side Elevation  
Scale 1:100



Ground Floor  
Scale 1:100



First Floor  
Scale 1:100



Rear Elevation  
Scale 1:100

PLANNING		
Plans and Elevations		
As Shown	SLE	SLE
	SLE	22/07/2021
001		A

## Land & Development in SA10

Siding Terrace, Neath, Neath Port Talbot,  
SA10 6RE

**£55,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ 2 Plots Of Land To The Rear Of 15 Siding Terrace
- ✓ Building already started
- ✓ Planning Permission For As
- ✓ Three Story Detached Dorma Bungalow With Integral Garage
- ✓ Second Plot Has Planning For Double Detached Garage

## Description

For sale via secure sale online bidding - terms and conditions apply.

An outstanding opportunity presents itself with these two residential plots of land, located to the rear of 15 Siding Terrace, each offering significant potential for development in a sought-after area. The first plot benefits from full planning permission for a three-storey detached dormer bungalow, thoughtfully designed to provide contemporary family living across multiple levels. This proposed dwelling will include an integral garage, catering to the needs of modern homeowners who value both convenience and secure parking. The flexible internal layout, as approved in the planning documents, allows for spacious accommodation that can be tailored to suit a range of lifestyle requirements, whether you are seeking generous living areas, multiple bedrooms, or dedicated work-from-home space. The second plot comes with planning permission for a double detached garage, offering further scope for secure vehicle storage, workshop space, or ancillary accommodation subject to the necessary consents. Both plots are ideally positioned for access to local amenities, transport links, and reputable schools, making this an ideal proposition for self-builders, developers, or those seeking to create a bespoke family home in a well-established residential location. The surrounding neighbourhood is characterised by a mix of traditional and modern homes, providing an attractive environment for future residents. All relevant planning documents and site information are available upon request, and interested parties are encouraged to contact the office directly by phone or email to discuss the opportunity in greater detail or to view the site. This is a rare chance to secure prime residential land with the benefit of existing planning permissions, allowing you to move forward with your project without delay. Whether you are looking to build your own dream home, develop for resale, or invest in a growing area, these plots represent a versatile and appealing proposition. Early enquiries are highly recommended, as opportunities of this nature are seldom available on the open market. For further information, detailed plans, or to arrange a discussion regarding the approved schemes, please contact our office where a member of our experienced team will be delighted to assist you with any queries and guide you through the next steps in securing this exciting development opportunity.

Please note we have not inspected this property.

Price: Starting Bid £55,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: None

## Location

An outstanding opportunity presents itself with these two residential plots of land, located to the rear of 15 Siding Terrace, each offering significant potential for development in a sought-after area. Both plots are ideally positioned for access to local amenities, transport links, and reputable schools, making this an ideal proposition for self-builders, developers, or those seeking to create a bespoke family home in a well-established residential location. The surrounding neighbourhood is characterised by a mix of traditional and modern homes, providing an attractive environment for future residents.

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## Site details

The first plot benefits from full planning permission for a three-storey detached dormer bungalow, thoughtfully designed to provide contemporary family living across multiple levels. This proposed dwelling will include an integral garage, catering to the needs of modern homeowners who value both convenience and secure parking. The flexible internal layout, as approved in the planning documents, allows for spacious accommodation that can be tailored to suit a range of lifestyle requirements, whether you are seeking generous living areas, multiple bedrooms, or dedicated work-from-home space. The second plot comes with planning permission for a double detached garage, offering further scope for secure vehicle storage, workshop space, or ancillary accommodation subject to the necessary consents

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## Planning

Planning reference - P2020/1059

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## Tenure

Freehold, title number CYM850999

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Siding Terrace, Neath, Neath Port Talbot, SA10 6RE

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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