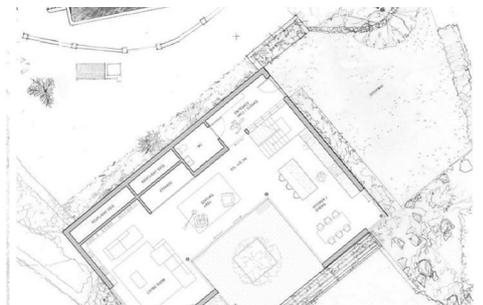
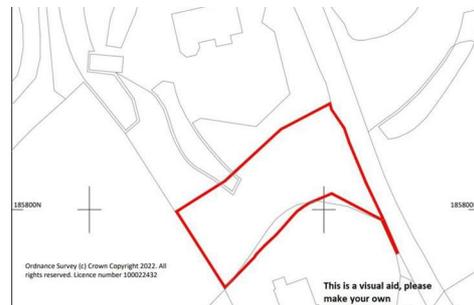




Land South of Ocean Heights

Horton, Swansea, SA3 1LQ

Auction Guide £450,000



FULL DESCRIPTION

SUMMARY

A 'once in a lifetime' opportunity to acquire a self-built plot in one of The Gower's most desirable residential locations situated with phenomenal panoramic views of Horton Bay. The plot benefits from Full Planning Consent for the construction of a highly impressive residence.

Located in the highly desirable area Horton, falling within catchment for Bishopston Comprehensive school and within easy access of the bays of Horton and Port Eynon as well as clifftop walks, a highly desirable self-build parcel of land approximately 0.25 of an acre.

Detailed Planning Consent has been granted by City and County of Swansea for the construction of a modern, uniquely designed detached dwelling. Full details are available on request, or alternatively, can be viewed by visiting www.swansea.gov.uk/planning. Planning Application number: 2020/1922/FUL

Please ensure you book a viewing in to see the plot and do not attend the site without a member of staff from Dawsons.

Tenure: Will be Freehold

N.B

PLEASE BE ADVISED TO REGISTER FOR THE AUCTION YOU WILL NEED TO SUPPLY CARD DETAILS IN ORDER FOR A HOLDING FEE TO BE PLACED ON YOUR CARD. ONLY THE SUCCESSFUL PURCHASER GETS CHARGED, THE RELEASE OF THE HOLDING FEE IF UNSUCCESSFUL COULD TAKE IN EXCESS OF 7 DAYS.

The holding fee is the buyers premium purchase fee which is £4,500. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property sell prior to auction the same fee of £4,500 inclusive of VAT is payable.

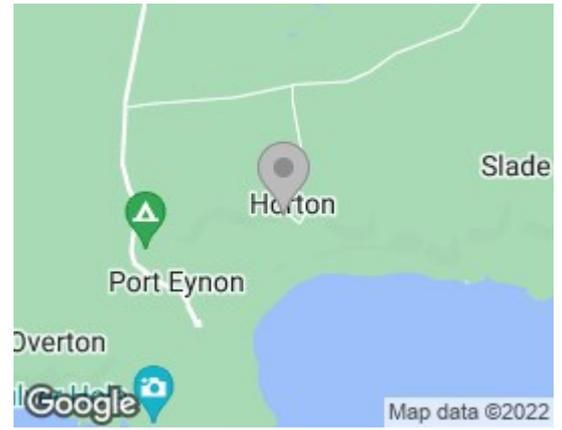
N.B

Tenure - Freehold ON COMPLETION

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

AREA MAP



FLOOR PLANS

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

