



FOR SALE

Bronleigh, 6 Cadoxton Place, Neath, SA10 7AE

Area 0.52 acres / GIA 599m² (6,448ft²)

Informal Tender Bids to be received by 12.00pm, 26th May 2017

For further information, please contact:
Dean, Nicholas, Property & Regeneration,
The Quays, Brunel Way, Baglan Energy Park,
Neath, SA11 2GG
01639 686665 / d.nicholas@npt.gov.uk

This information is also available in Welsh
Mae'r wybodaeth hon hefoid ar gael yn Cymraeg



Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council / Cyngor Bwrdeistref Sirol

OPPORTUNITY

The property formerly known as Bronleigh Adult Day Centre is surplus to the requirements of Neath Port Talbot County Borough Council and interested parties are invited to submit tender bids for the freehold interest.

LOCATION

The property is located near to Neath Town Centre, the A465 and M4 motorway.

Nearby Towns:

Port Talbot Town Centre	8 miles
Neath Town Centre	1 miles
Swansea City Centre	11 miles
Cardiff City Centre	41 miles

TENURE AVAILABLE

Freehold with vacant possession.

Land Certificate CYM289979 is available with the Technical Information Pack.

ACCOMODATION

The former respite home is a detached property of traditional construction, built circa 1960 and has recently been used by the Authority to provide short-term breaks for adults with learning disabilities.

The Gross Internal Area of the building is 599m² (6,448ft²) approx.

Please refer to the scale plan included within the Technical Information Pack for measurements and layout of the property.

GROUND & CAR PARKING

The site area is 0.21 hectares (0.52 acres).

Pedestrian and vehicular access together with substantial off-road is available at the front and rear of the property.

The property has substantial grounds together with a detached garage and external storage buildings.

PLANNING

The most recent use for the property has been as a Local Authority Day Centre. However, the Council has recently submitted a change of use application for a seven bedroom detached house.

It is considered that the property could potentially suit a range of alternative uses within the residential sector. However, it is for the prospective purchaser to ensure that any alternative proposals are acceptable to the Local Planning Authority. Any interested parties requiring information about the property's existing use or possible alternative uses should contact the Local Planning Authority direct.

Potential bidders should be aware that whilst the Council has obtained planning permission for a change of use to a detached dwelling, there could still be a requirement to obtain Building Regulations approval, which is separate to planning permission. Therefore, potential bidders are advised to contact the Building Control section of the Council.

CONDITION OF PROPERTY

The prospective purchaser will be given the opportunity to inspect the property and carry out any non-intrusive surveys that they consider appropriate.

The prospective purchaser will be deemed to have purchased the property in its existing condition and subject to all defects whether latent or otherwise. The Council gives no warranty, express or implied, as to the state and condition of the property.

SERVICES

The property has gas, electricity, water and drainage available. Prospective purchasers should undertake their own inquiries to ascertain the availability, capacity and condition of services. The Council does not guarantee the integrity of the services nor does it warrant that the services are in working order.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property is sold subject to and with the benefit of all existing rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements, or wayleaves; whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

COUNCIL TAX / BUSINESS RATES

The property is not currently liable for business rates. The Council's Business Rates team will verify the rates currently

payable on the property (Contact Tel No: 01639 686843).

Prospective bidder should be aware that a change of use to residential or an alternative business use could result in the property becoming liable for either Council Tax or Business Rates.

FIXTURES AND FITTINGS

The Council reserves the right to remove any of the fixtures, fittings, memorials and furnishings prior to completion.

No specific schedule has been prepared. However, the potential purchaser will be given the opportunity to inspect the property prior to the exchange of contracts and all items within the building and on the land, including the structures and any associated fixtures and fittings will be included with any proposed disposal.

TECHNICAL INFORMATION

Further technical information is available at:

<http://www.npt.gov.uk/disposals>

METHOD OF SALE

Tender documentation is available on request from Dean Nicholas on 01639 686665 / d.nicholas@npt.gov.uk.

Prospective bidders should submit their tender offer before 12 noon, 26th May 2017.

The Authority is not obliged to accept offers, including the highest offer, for the sale of the property.

The Council may issue amendments to clarify or modify the tender document. A copy of each amendment will be issued to all persons who have formally requested tender documentation. Any amendments will become part of the tender documents.

Any offers transmitted by e-mail or facsimile cannot be accepted.

The Council reserves the right to take up financial (and other) references.

Neither the Council nor its advisors will be liable for any costs incurred by third parties through the preparation of a tender bid.

FEES

The successful purchaser / leaseholder will be responsible for the Council's surveyor's fee of either £1,000 or 2% of the sale price, whichever is the greater, together with the Council's reasonable legal fees.

VIEWINGS

Any viewings are to be organised through the Council.

Contact Dean Nicholas on Tel: 01639 686665 or email d.nicholas@npt.gov.uk.

FURTHER INFORMATION

1. These particulars are for guidance purposes only and are expressly excluded from any part of any contract. Any measurements given are indicative only.

2. Any prospective tenant must satisfy themselves by inspection or otherwise as to the condition of the property.

3. Neath Port Talbot County Borough Council, including its Agents or any other person within its employment, does not give any representation or warranty in relation to the land described herein.

4. None of the Statements contained in these Particulars is to be relied on as a statement or representation of fact.

5. The Ordnance Survey mapping included within this document is provided by Neath Port Talbot County Borough Council under licence from the Ordnance Survey in order to fulfil its public function.

6. The particulars contained herein, do not constitute an offer or a contract. Furthermore, they will not form part of any subsequent offer or contract.