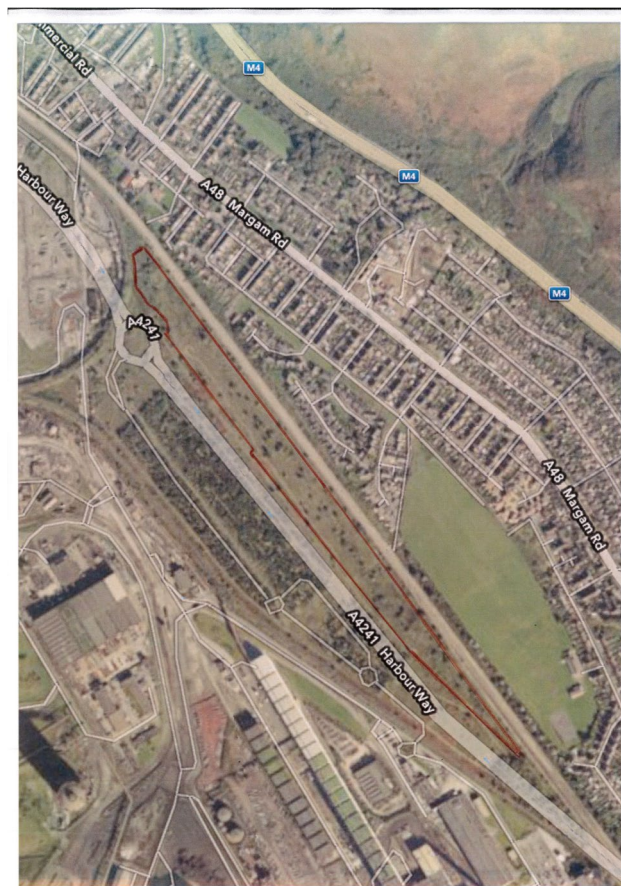


For Sale

Prominent Roadside Development Land

Industrial

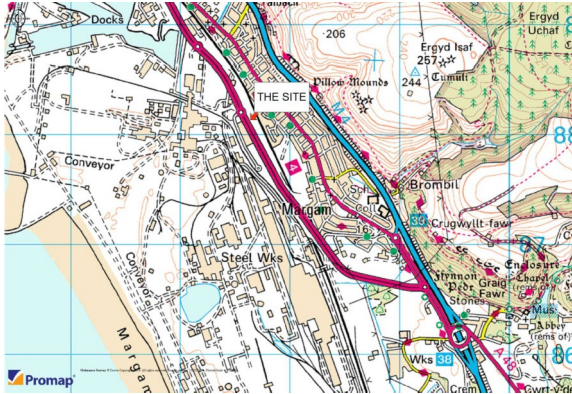
Land off Harbour Way, Port Talbot, SA13 2RF



- 15.66 Acres (6.33 Ha)
- Prominently Located Alongside Relief Road
- Subject To All Necessary Consents Being Obtained
- Close to Port Talbot

Land off Harbour Way, Port Talbot

Location



The site is located alongside the new relief road known as Harbour Way (A4241), close to the entrance of Tata, Port Talbot and opposite the Tata Innovation Centre.

Good communications are now provided to Junction 38 of the M4 motorway which is located approximately two miles South East of the site. Port Talbot Town Centre is located approximately two miles to the North West

Description

A long thin parcel of land currently vegetation and grass. The site has its own entrance off the roundabout serving Corus and the Innovation Centre. From the roundabout entrance the site runs a short distance to the North West, but runs mainly South East, alongside the railway line, down to the Groeswen Playing Fields.

Accommodation

The site measures to approximately 15.66 acres (6.33 ha)

VAT

Our client reserves the right to charge VAT on all payments.

Business Rates

We have been informed via an enquiry via the Valuation Office website that the property has a Rateable Value of TBA.

UBR for Wales 2025/2026 is 56.8p in the £.

Interested parties are asked to verify this information by making direct contact with the Local Rating Authority.

Planning

No planning currently exists for the site, although consideration will be given to "roadside use" and employment use. The vendor will work with the purchaser to negotiate the securing of planning permission.

Method of Sale

The purchaser to be responsible for installation of services, road way and planning approval/conditions, but this will be taken into consideration in the sale price.

Price

Price on application.

Charities Act

The land is owned by a Charity. The sale will be conducted within the regulations of the Charities Act 2011.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Charlotte Miller
Lambert Smith Hampton
01792 702 800
07590 491 877
cmiller@lsh.co.uk

June 2025

**Lambert
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(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
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(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
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