

For Sale

Prominent Development Opportunity



Site J
Trawler Road
Swansea Marina
Swansea
SA1 1UN



Location

The development opportunity is situated on Swansea Marina to the South of Swansea City Centre. Swansea is the second largest city in Wales and has a resident population of 317,000 as of 2018, which is boosted by 23,500 students living within the city.

The site is well-positioned within a few hundred yards of the new £300m University of Wales, Trinity St David Campus. Link for further information – <https://www.uwtsd.ac.uk/swansea>

SA1 Swansea Waterfront is a vibrant, 100-acre mixed use. Notable neighbouring occupiers include **Village Hotel & Leisure Club, Premier Inn (including a Beefeater Restaurant) and a Well Swansea Health Centre.**

Planning/Description

The landowner may consider subject to planning deals for change of use to PRS, residential or hotel.

The site benefits from the following consent:

Construction of a purpose-built student accommodation building ranging from 4 to 6 storeys high, plus duplex, incorporating 287 bedrooms with ancillary communal facilities/services, 3 no. commercial units (Classes A1/A3), 43 space under croft car park, servicing area, associated engineering and landscaping works.

Application Number: 2016/1333. Full plans available on request.

Accommodation

Student Units	287 beds
Car Parking	47 spaces
Commercial	365 sq m / 3,927 sq ft

The site is 0.75 acres.

Purchase Price

On application.

Tenure

Freehold.

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Example Floor Plan (3rd Floor)

Further Information

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