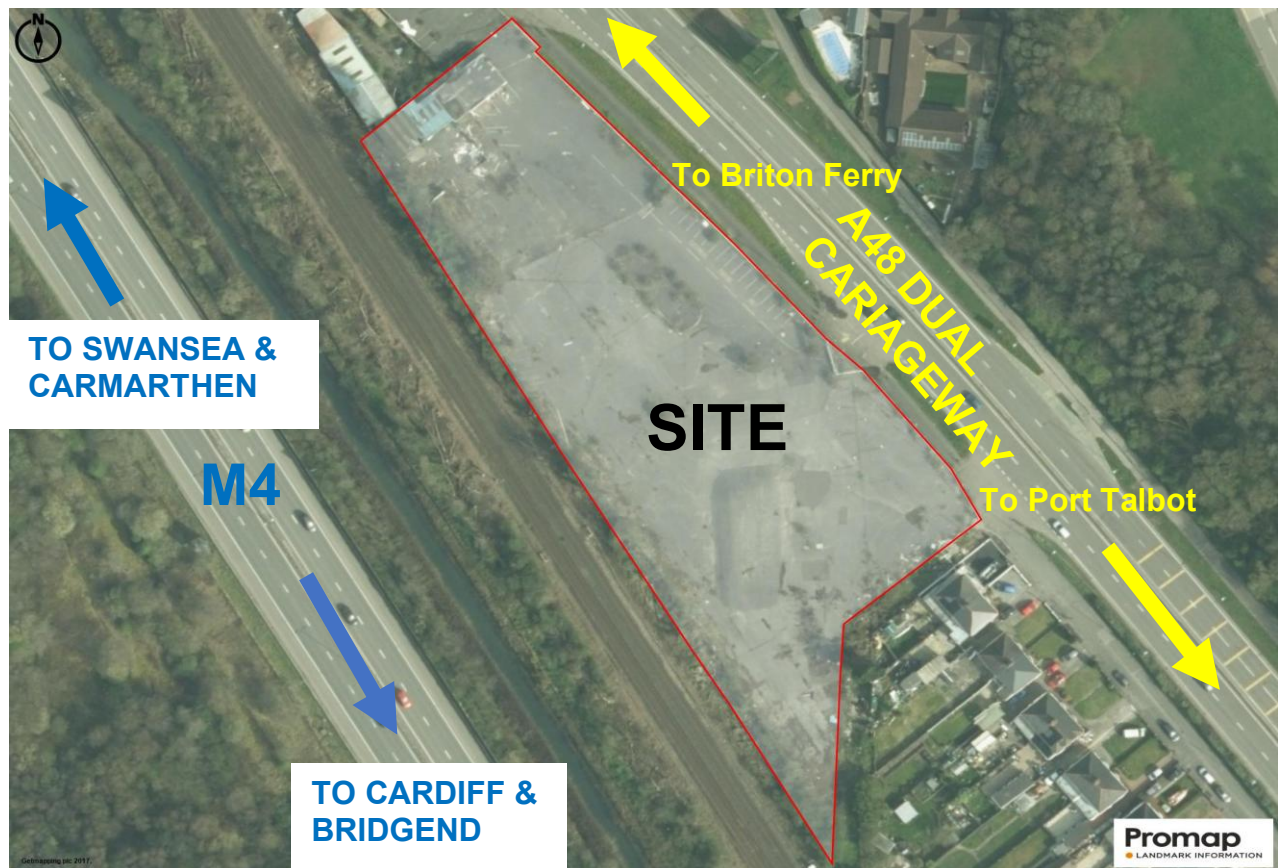


TO LET

**SITE ADJACENT TO A48,
BAGLAN, NPT., SA12 8BH**

Prominent Roadside Display Site



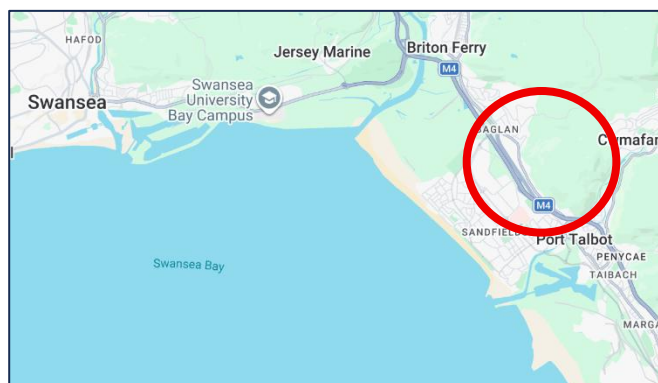
- Total Gross Site Area c. 2.46 ac. (0.99 ha.)
- Prime Roadside Display/Storage Site
- Suitable For Variety Of Uses (Subject To Planning)
 - Adjacent To A48 Dual Carriageway

Location (SA12 8BH)

The site is located in a very prominent position adjacent to the A48 dual carriageway close to Briton Ferry, Neath Port Talbot. The site is just 1½ miles north-west of Junction 41 of the M4 at Baglan via its connection to the A48 dual carriageway.

The site is also in close proximity to the M4 itself towards Swansea.

As a result this area is very accessible and within an area of significant amounts of passing traffic. It is one of the busiest stretches of road in this part of the borough.



Description

The property comprises an extensive roadside site immediately adjacent to the A48 Baglan dual carriageway. It has a generally flat tarmacked surface and 2 existing vehicle access points directly off the A48 itself.

The site is securely bounded to the rear by the fence line separating the site from the railway track.

The front of the site has low level crash barriers and vehicle access gates.

There is the potential to re-connect the series of external floodlights for the site.

Accommodation (Gross Site Area)

	Ac.	Ha.
TOTAL SITE AREA	2.46	0.99

There is also the potential to split the site, depending on usage.

Mains Services

We understand that mains services, including electricity, foul and water are available in the vicinity.

Potential site occupiers are advised to make their own utility services investigations.

SUBJECT TO CONTRACT

SEPTEMBER 2026

Potential Types Of Occupancy

Due to the prominent location of the site and its tarmac surface the site is potentially suitable for a variety of commercial display uses (subject to planning). Potential uses include:

- Vehicle Sales;
- Caravan/Motor Home Display;
- Self Storage Operations;
- Commercial Vehicle Storage/Compound;
- Builders Merchants;

Interested parties are advised to make their own enquiries with the planning department at Neath Port Talbot Council on 01639 686868 or via their website www.npt.gov.uk or email planning@npt.gov.uk



Tenure

The site is immediately available to let for a term to be agreed.

Further a split of the site is a consideration dependent upon the nature of proposed use.

Quoting Rent

We are quoting a rent based on £75,000 per annum per acre.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.