



Former Clydach Royal Observer Corps Monitoring Post

Land formerly part of
Gwern Fadog Farm,
Mynydd Gelliwastad Road,
Clydach, Swansea, SA6 5SL

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By Private Treaty

Guide Price – £25,000

- **Approx. 0.11 acres**
- **Former Clydach Royal Observer Corps Monitoring Post**
- **Guide Price: £25,000**
- **Private Treaty**



Situation

The property is situated on edge of Ynystawe. A short travelling distance from Clydach providing convenient amenities.

Please see the attached location plan.

Description

The property extends to approximately 0.11 acres of land being a former Clydach Royal Observer Corps Monitoring Post.

We believe the post was opened in 1962 and closed in 1991 and was constructed as a result of the Corps' nuclear reporting role and operated by volunteers during the Cold War.

The property is situated on the edge of Ynystawe, within close proximity of a number of residential dwellings.

Access

Access to the property is taken from Mynydd Gelli Wastad Rd, marked "A" on the attached site plan.

Boundaries

The responsibility for boundary maintenance, are not known.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The property does not benefit from a mains water supply.

Prospective purchasers are advised to make suitable enquiries of Dwr Cymru Welsh Water as to the reliability of any potential main water supply connection.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights, including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Tenure and Possession

Freehold with Vacant Possession upon completion.

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Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety. No access is currently available to the former Clydach Royal Observer Corps Monitoring Post.

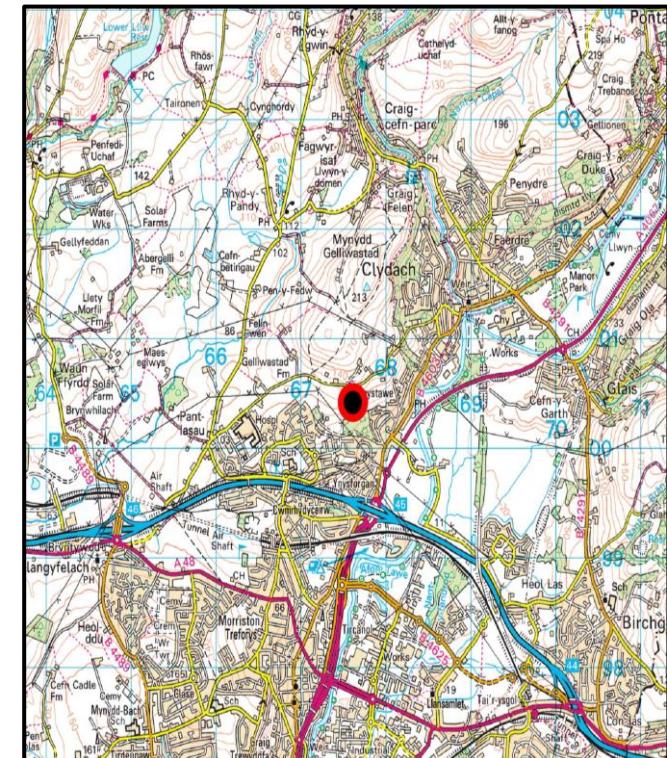
Method of Sale

Private Treaty

Directions

Postcode: SA6 5SL

From J45 of the M4, head in a northern direction along A4063/Clydach Road. At the roundabout take the second exit and continue on this road towards Clydach. Continue on this road for approximately 0.9 miles before taking a left hand turn onto Quarry Road. Follow the road for 0.1 miles before taking the first exit at the roundabout onto Heol Dywyll. Continue on this road and follow onto Mynydd Gelliwastad Road for approximately 0.8 miles where the property shall be situated on the left-hand side. Look out for the Herbert R Thomas sale boards.





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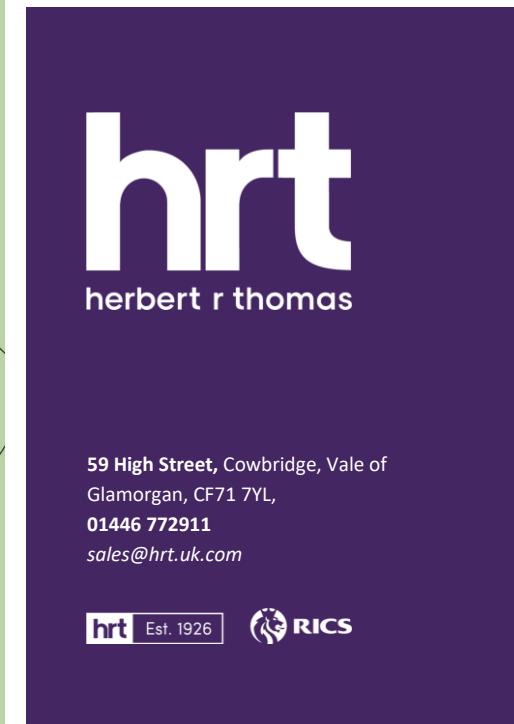
Viewing Arrangements

Viewing strictly by appointment only.
Interested parties must contact the
Seller's Agents to arrange an
inspection of the land.

For further information please contact:

Contact: W. Philip Thomas
Tel: 01446 776370
E-mail: philipthomas@hrt.uk.com

hrt.uk.com



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.