



**Stables and Yard Heol Las Close, Birchgrove, Birchgrove, Swansea, SA7  
Guide Price £250,000**

# Stables and Yard Heol Las Close, Birchgrove SA7 9DP

Of interest to developers and investors alike a 1 1/3 acre stable yard set in popular residential area and local within the local authority residential development limits. The property is currently used as a stable and livestock yard but offers huge potential for a number of uses, subject to obtaining the appropriate consents. Presently the yard has a comprehensive range of stables and small livestock housing together with an implement sheds. Alongside the entrance and is a menage with sand surface. An excellent opportunity, book a viewing today



Council Tax Band: Exempt



## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## OUT OF OFFICE HOURS

Jonathan Morgan 07989 296883

## VIEWING

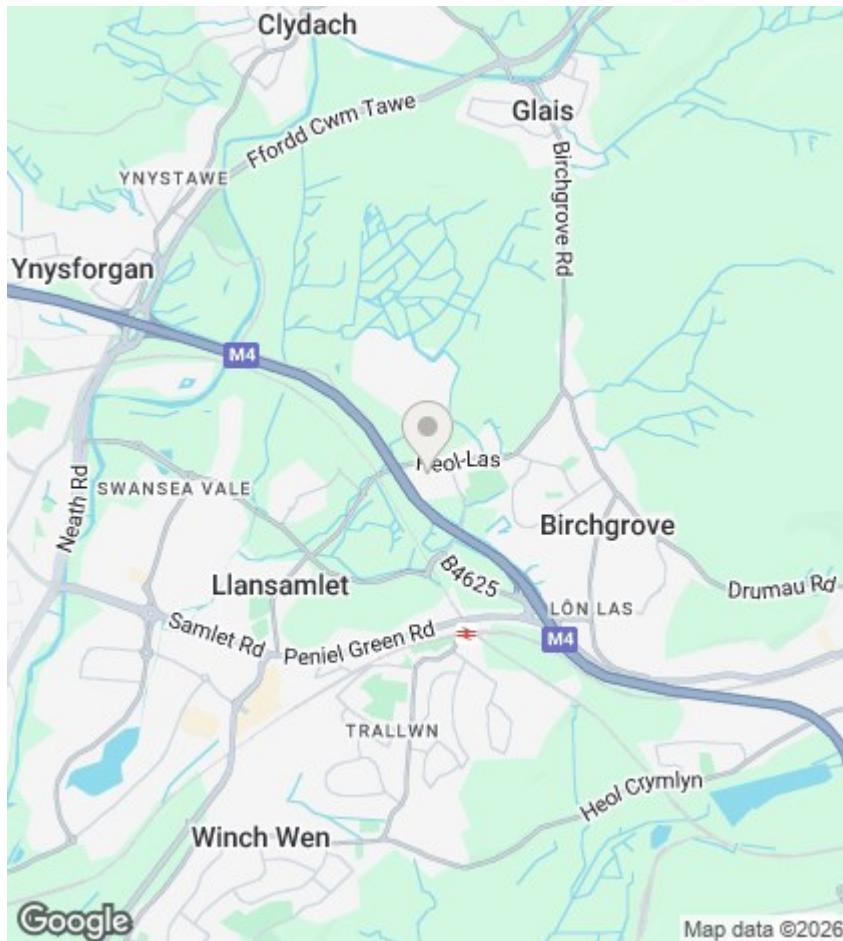
By appointment with Morgan Carpenter 01558 821269

## WEBSITE

View all our properties on:

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[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com), or  
[www.onthemarket.com](http://www.onthemarket.com)





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	