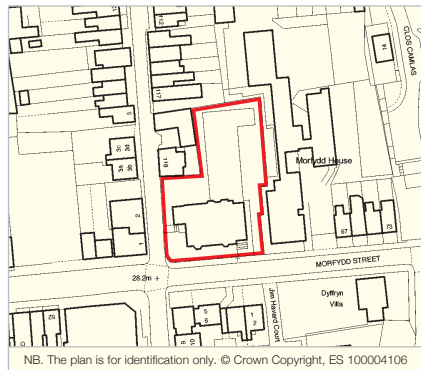


Swansea
Dunbar House
(Danbert Hall),
Morfydd Street,
and Land lying to the
East of Glantawe
Street,
Morrison,
Wales
SA6 8BG

- **A Freehold Grade II Listed Building extending (GIA) to Approximately 858 sq m (9,235 sq ft)**
- **Occupying a Site extending to Approximately 0.149 Hectares (0.359 Acres)**
- **Situated in the Morrison Conservation Area**
- **Possible potential for Residential Development, subject to obtaining all necessary consents**

Vacant Possession



VACANT –
Freehold Building and Land



Tenure

Freehold.

Location

The property is situated on the north side of Morfydd Street, at its junction with Glantawe Street in the Morrison Conservation Area. There are local amenities and shops close by in Morrison, with the more extensive facilities of Swansea city centre being accessible to the south. There is a mainline rail station in Swansea city centre. The A48, A4067 and the M4 Motorway with access to Cardiff are all accessible.

Description

The property comprises a detached Grade II listed building arranged over basement, ground and three upper floors occupying a site extending to approximately 0.149 hectares (0.359 acres).

Accommodation

Approximate Gross Internal Areas:

Basement	190 sq m
Ground Floor	186 sq m
First Floor	176 sq m
Second Floor	176 sq m
Attic with Partial New Build	130 sq m

Site Area Approximately 0.149 Hectares (0.359 Acres)

Planning

Local Planning Authority: City and County of Swansea.
 Tel: 01792 635717.

The property may afford potential for residential redevelopment, subject to all necessary consents being obtained.

NB. We have been informed by the Vendor that the planners have indicated that conversion of the existing building for up to 15 flats may be acceptable, subject to full planning approval and listed building consent being obtained. The site may also afford possible potential for development, subject to obtaining all necessary consents. Prospective purchasers are deemed to have made their own enquiries in this regard.

To View

The building is potentially unsafe. Internal viewings will not be possible.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.