



Tenure
Freehold.

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

Description
Lot 212 –The property comprises a detached Grade II Listed building arranged over basement, ground and three upper floors, occupying grounds to the front, side and rear extending to approximately 0.096 hectares (0.237 acres).
Lot 213 – Site extending to 0.053 hectares (0.132 acres).

Accommodation
Lot 212 – A detached building occupying a site extending to approximately 0.096 Hectares (0.237 Acres).

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

Lot 213 – Site extending to 0.053 Hectares (0.132 Acres). Both Lots may afford potential for residential redevelopment, subject to all necessary consents being obtained.

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

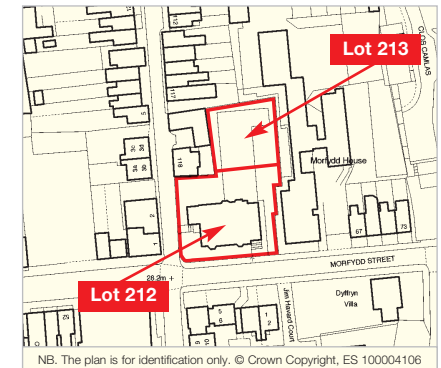
NB. We have been informed by the Vendor that the Planners have indicated that conversion of up to 15 flats may be acceptable subject to a full planning application. All buyers are deemed to make their own enquiries in this regard.

To View
No internal viewings are possible of the building as it is potentially unsafe.

Swansea
Dunbar House
(Danbert Hall) (Lot 212)
Morfydd Street,
and Land lying to the
East of Glantawe
Street (Lot 213),
Morriston,
Wales
SA6 8BG

- **A Freehold Grade II Listed Building (Lot 212) plus Land (Lot 213)**
 - Building occupying a Site extending to Approximately 0.096 Hectares (0.237 Acres)
 - Site extending to 0.053 Hectares (0.132 Acres)
 - Total Site Area 0.149 Hectares (0.359 Acres)
 - Situated in the Morriston Conservation Area
 - Possible Residential Development Potential subject to obtaining all necessary consents
 - To be offered Collectively as One Lot
- Vacant Possession**

BY ORDER OF THE CITY AND COUNTY OF SWANSEA COUNCIL



NB. The plan is for identification only. © Crown Copyright, ES 100004106

VACANT – Freehold Building and Adjoining Land

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 £750 (including VAT) upon exchange of sale memoranda.