

FORMER UNITY MINE AND RAILHEAD, HEOL WENALLT, CWMGWWRACH, NEATH, SOUTH WALES SA11 5PT.

Former Unity Mine. Historic drift mine, processing and railhead facility.

Considered suitable for a variety of uses: a) continued extraction/ processing / railhead, b) commercial uses, c) waste and electrical equipment processing, d) solar / renewables / battery storage, e) open storage, f) biodiversity net gain and g) leisure uses - gocarting, paintball. All are subject to the necessary planning and other consents being obtainable.

Total land area: 37.34 acres. Previously under commercial use:15.7 acres. Open countryside / pasture: 21.75 acres. Direct vehicular access from the A465 and from Cwmgwrach village.

Historic rail connection.



UNCONDITIONAL OFFERS ARE INVITED FOR THE VACANT FREEHOLD.





Description.

The access road, which is metalled and single track enters the main site (west) at the junction with Heol Wenaultt. The road runs north east to south west to the surfaced yard area.

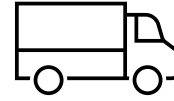
There is a rail siding running from the main gate to the south western end of the site where it connects with the rail network. There is a further siding which runs to the north off this line and along the eastern side of the land.

The site is broadly level providing a surfaced yard with the balance providing woodland and grazing land.

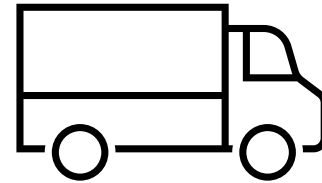
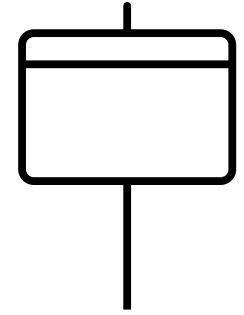
Site Area 15.14 hectares (37.43 acres)

Location.

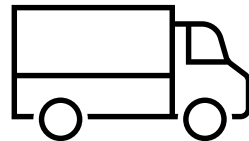
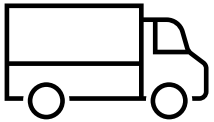
The site is located to the south west of the village of Cwmgwrach and to the north and south of the A465 (dual carriageway). To the north side of the A465 are two parcels of land which provide the access road linking the site to the A645. The main site is to the south of the A465, bounded to the south west by the River Neath and to the north east by Heol Wenaultt, which is a single track road, which leads from the village. The site is approximately 8 miles to the north east of Neath.



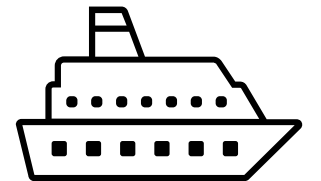
Neath
8 miles



Swansea
19.7 miles

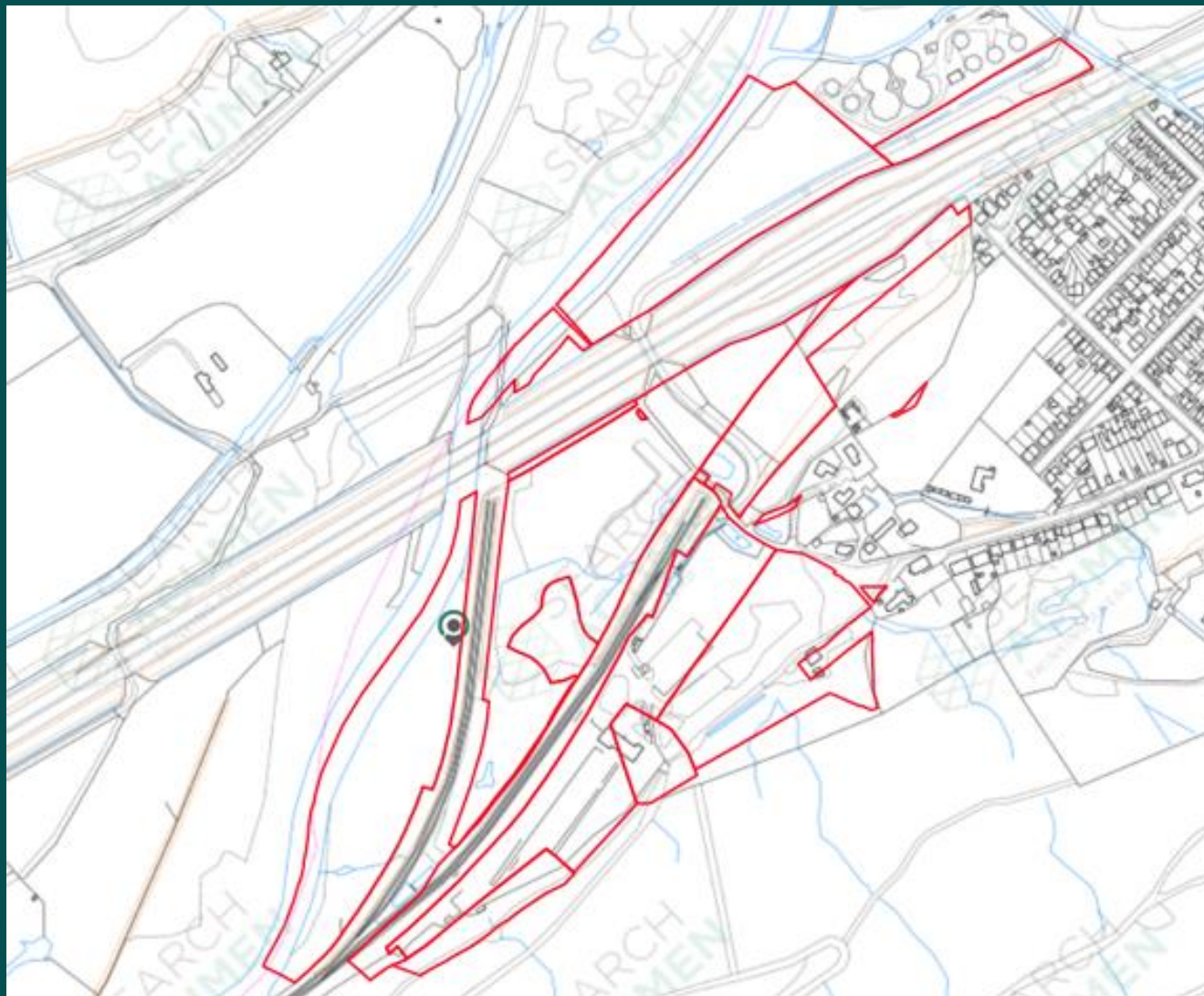


Cardiff
37.2 miles



Port of Milford
Haven
78.7 miles

Site Plan.

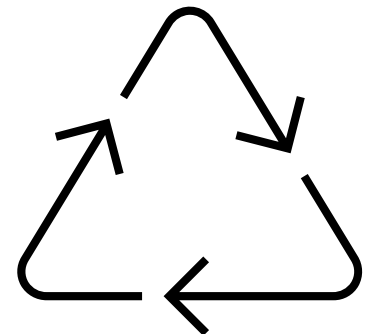
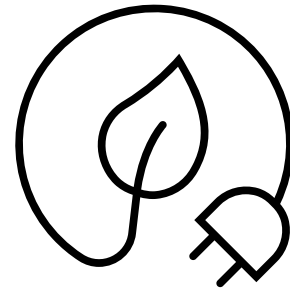
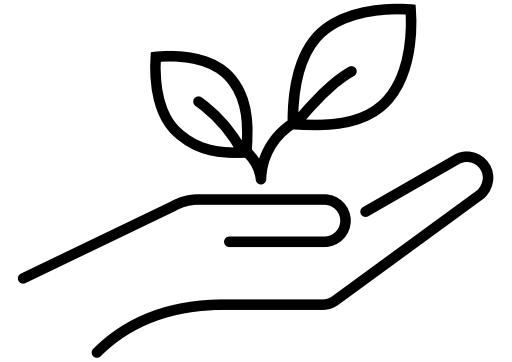
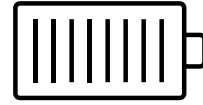


Planning.

The Property lies within an area administered by Neath and Port Talbot Council whose Local Plan for the area is the Neath and Port Talbot County Borough Council Local Development plan 2011-2026 (adopted January 2016).

The subject benefits from planning for the erection and operation of a coal washing plant in association with the existing production facilities on site and Temporary change of use of part of plant/machinery and buildings from coal processing to Waste Electrical and Electronic Equipment (WEEE) facility for a period of 12 months.

Subject to planning the site has potential for waste management, aggregate storage and recycling, battery storage, solar/renewable, industrial open storage or leisure.



Contact.



For further information, or to arrange a viewing, please contact the sole agents.

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SUBJECT TO CONTRACT

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