

Former Joiners Arms

Joiners Road, Three Crosses, Swansea, SA4 3NZ

FREEHOLD / £350,000 PLUS VAT
RESIDENTIAL DEVELOPMENT OPPORTUNITY

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes



01908 731 320

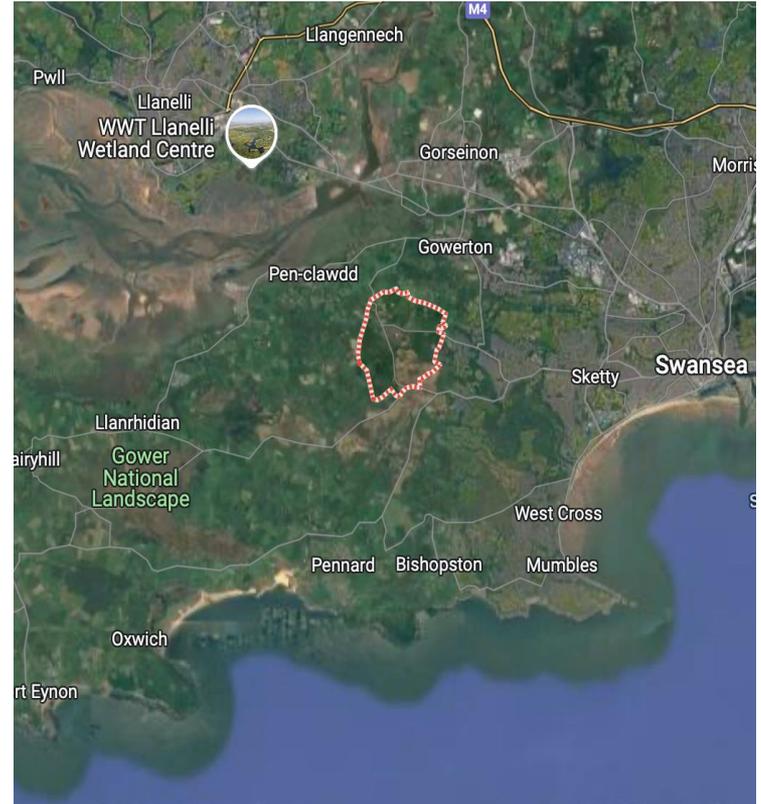
www.caldecottgroup.com

Site Location

SITE LOCATION



Area approximate – please see title plan for ownership extents



Three Crosses Location

The Property

THE PROPERTY

Opportunity

A unique residential development opportunity within the popular village of Three Crosses. The former Joiners Arms comprises a detached pub building on a plot measuring 0.25 acres. Planning Permission has been granted for the demolition of the existing building and the erection of two new 4 bedroom detached dwellings.

The property is available freehold with vacant possession.

Location

Three Crosses is a village in the popular tourist destination on The Gower Peninsula approximately 5 miles from the centre of Swansea. The Joiners Arms is situated on the southern side of Joiners Road in a residential area.

Planning

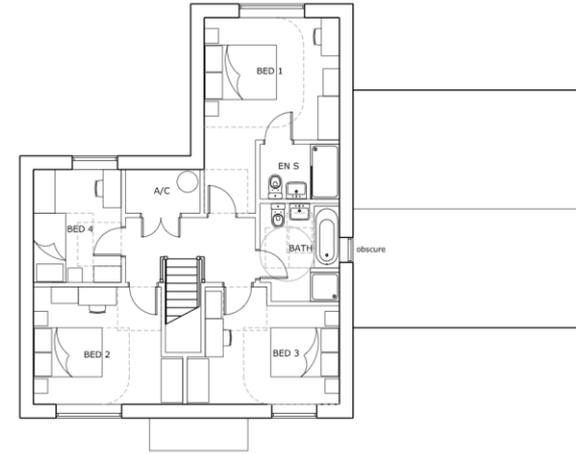
The existing property measures approximately 3,353sqft (GIA floor area) on a site area of 0.25 acres.

Planning Permission (2024/O639/FUL) was granted by Swansea City Council on 25 April 2025 for a development described as "Demolition of existing public house building and erection of two detached dwellings."

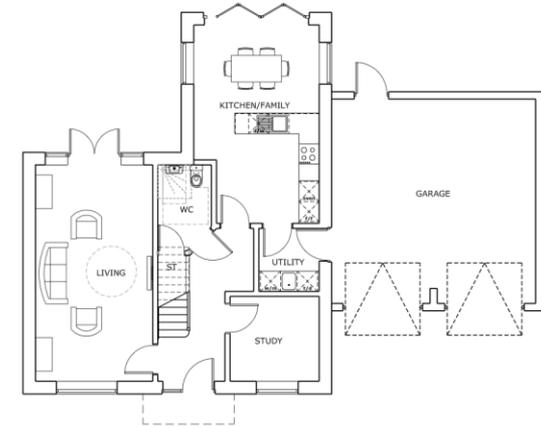
Each consented dwelling measures approximately 140.2sqm (1,509 sqft) and benefits from a double garage and private rear gardens. These executive homes both have three double bedrooms (one ensuite), a single bedroom and family bathroom at first floor.

The houses will each have a large living room and an open plan kitchen and dining space which provides access out into the garden. A study, utility room and toilet complete the ground floor.

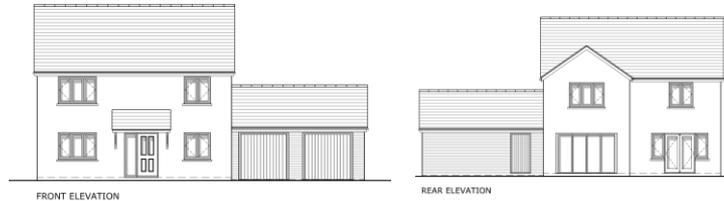
Externally, the properties have private driveways with parking for two vehicles and storage.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION

REAR ELEVATION

Sales Information

SALES INFORMATION

Title

The property is currently closed and is sold with vacant possession. The site is held under Title WA650262.

Planning

The property currently has an A3 use (Welsh Planning Use Class Order). Planning permission has been granted for the re-development of the site to residential. The purchaser can implement the approved permission or would be free to submit a new planning application or amend the existing application post completion if they so desired.

There is no financial contribution (CIL, s106), or affordable housing associated with the planning permission 2024/O639/FUL.

The drawings, surveys and reports associated with planning permission 2024/O639/FUL can be assigned to the purchaser upon completion.

The purchaser will be responsible for discharging the conditions as set out on the decision notice associated with planning application 2024/O639/FUL if this permission is to be implemented.

Services

We believe all of the main services to be located within the vicinity of the site, however prospective purchasers should speak with the relevant utility companies to confirm the types of connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

Information Pack

An information pack contained detailing planning information, surveys and supporting reports is available upon request.

Viewings

The site is open to inspection any time with a set of particulars. Internal inspection of the existing building will need to be arranged through Caldecotte Group.

Legals

The Vendor has never occupied nor traded from the Property which forms part of the Seller's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £5,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title, assuming any issue raised cannot be dealt with by title indemnity insurance, or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. All Ordnance Survey maps are reproduced with the sanction of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved and aerial photographs are courtesy of Google or Microsoft Bing Maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors' agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors' agents shall decide how the cost of such reference shall be borne.
