

Impressive Historic Property with Re-development Potential

Hendrefoilan House

Hendrefoilan Avenue, Sketty, Swansea, SA2 7LY



- Substantial Historic Mansion House
- Set in 2.85 hectares (7.00 acres)
- Suitable for re-development for a variety of uses (subject to all necessary consents)
- Available for the first time in 50 years

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On behalf of Swansea University, Savills are delighted to offer for sale this important and historic house which has become available for the first time in 50 years as a result of the University's exciting development of the new "Bay Campus".

History

Hendrefoilan House was built in 1853 for Lewis Llewelyn Dillwyn, Mayor of Swansea and Liberal MP. He was an advanced radical who led the Welsh Liberal Party.

After 1892 the house went out of the ownership of the Dillwyn family and in 1905 it was the home of Mr Picton Turberville and later of Lady Edwards.

The late 1960s and early 1970s were a time of rapid expansion of higher education in Britain in the wake of the Robbins Report of 1963. University College Swansea bought the Hendrefoilan site in June 1964 and the main house was first used as residential accommodation for post-graduate students

The house has most recently been used by the University of Swansea as its adult education facility and is now vacant. Hendrefoilan House is listed in grade II*.

The property stands in a mature landscape which forms an important component of the setting of the listed building.

Location

Sketty is a very popular suburb of Swansea extremely well located for access to the local amenities.

Hendrefoilan House can be accessed off both Hendrefoilan Road and Hendrefoilan Avenue having a countryside feel as a result of the woodland landscape in which it is set and agricultural land to the north.

Singleton Hospital and Swansea University are approximately 2 miles south east of Hendrefoilan House and the Civic Centre is approximately 3 miles south east along Mumbles Road.

Situated approximately 3 miles equidistant between Swansea City Centre and The Mumbles, Hendrefoilan House is ideally positioned to benefit from both the city centre amenities and the array of beaches and spectacular coastal scenery that the Gower Peninsula has to offer.

Swansea is well served by both road and rail, with road access from Junction 42-47 of the M4 motorway and direct rail services to Cardiff Central (50 mins), Bristol Temple Meads (1hr 50 mins) and London Paddington (3 hours).

Description

The main house at Hendrefoilan is an impressive two-storey mansion in the Tudor Gothic style over two storeys with an attic storey, four bays wide and three deep. A two storey-service wing is built around a small courtyard attached on the west side.

The house is accessed through a private wooded drive off Hendrefoilan Avenue with extensive gardens to the front and side and a parking courtyard to the rear.

The property has a site area of approximately 2.85 hectares (7.00 acres).

Planning

Hendrefoilan House benefits from a D1 (Non-residential institution) planning use.

Hendrefoilan House and gardens are identified as "white land" in the City and County of Swansea UDP. However Hendrefoilan House is Listed Grade II*.

The woodland areas surrounding the property are subject to Tree Preservation Orders and subject to Policy EV24 "Greenspace Protection".

It is anticipated that Hendrefoilan House has the potential for sympathetic redevelopment for a variety of uses including, subject to receipt of all necessary consents, educational, day care, crèche, hotel, institutional, offices or a residential conversion.

Architects have prepared a concept layout of an indicative arrangement for a residential conversion and copies are available in the information pack.

Interested parties are requested to make their own enquiries of Swansea City Council at Civic Centre, Oystermouth Road, Swansea, SA1 3SN.

E: planning@swansea.gov.uk

Tel: 01792 635701.

Tenure

The freehold interest in the land outlined in red on the plan is available and vacant possession of the property can be made available in a short term.

Viewings

Viewings can be arranged through Savills, the Sole Selling Agents.

Method of Sale

Offers are invited on a conditional (subject to planning) or un-conditional basis.

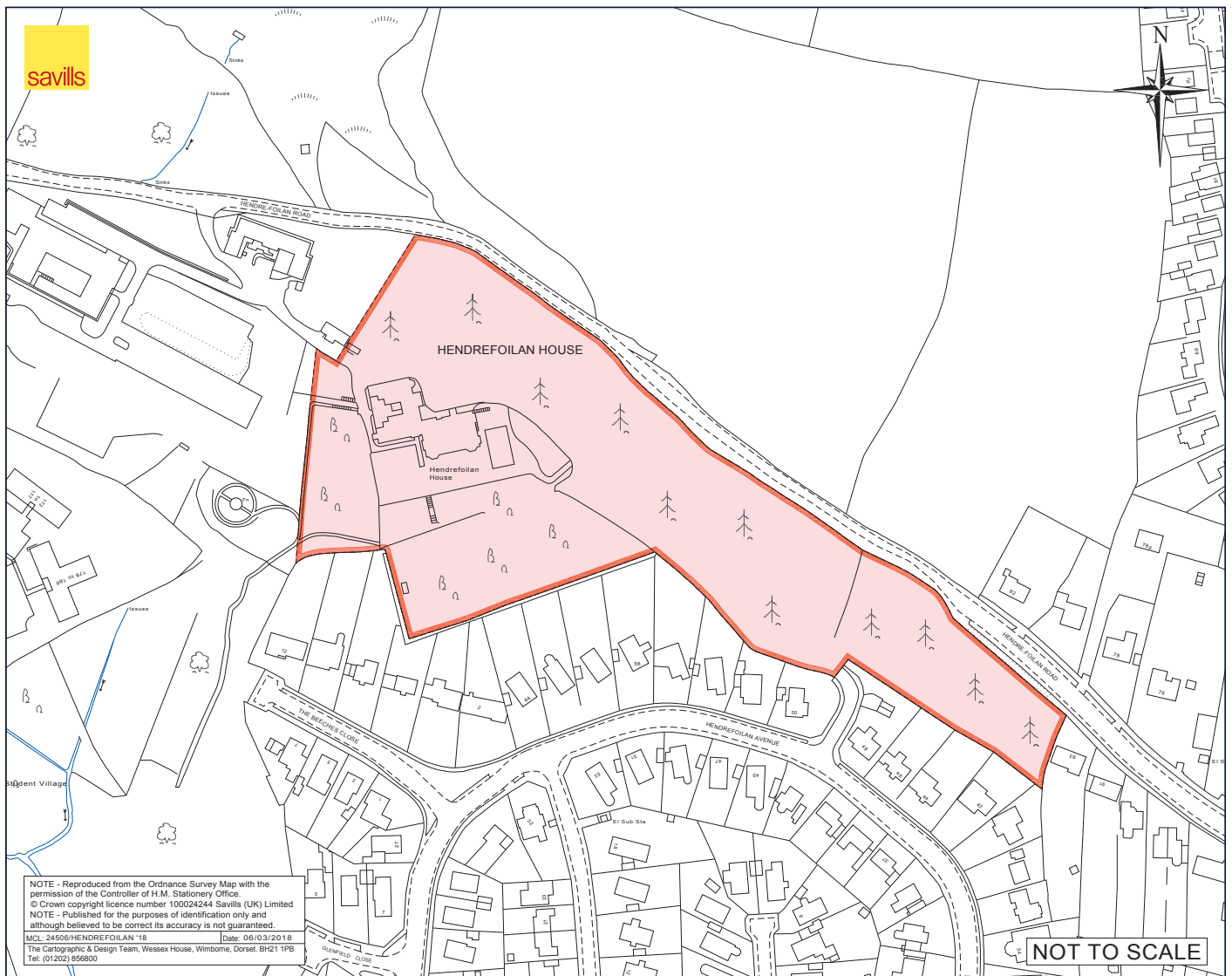
The University is also in agreement to the principle of entering into a Joint Venture or Build Licence type arrangement on suitable terms to be agreed.

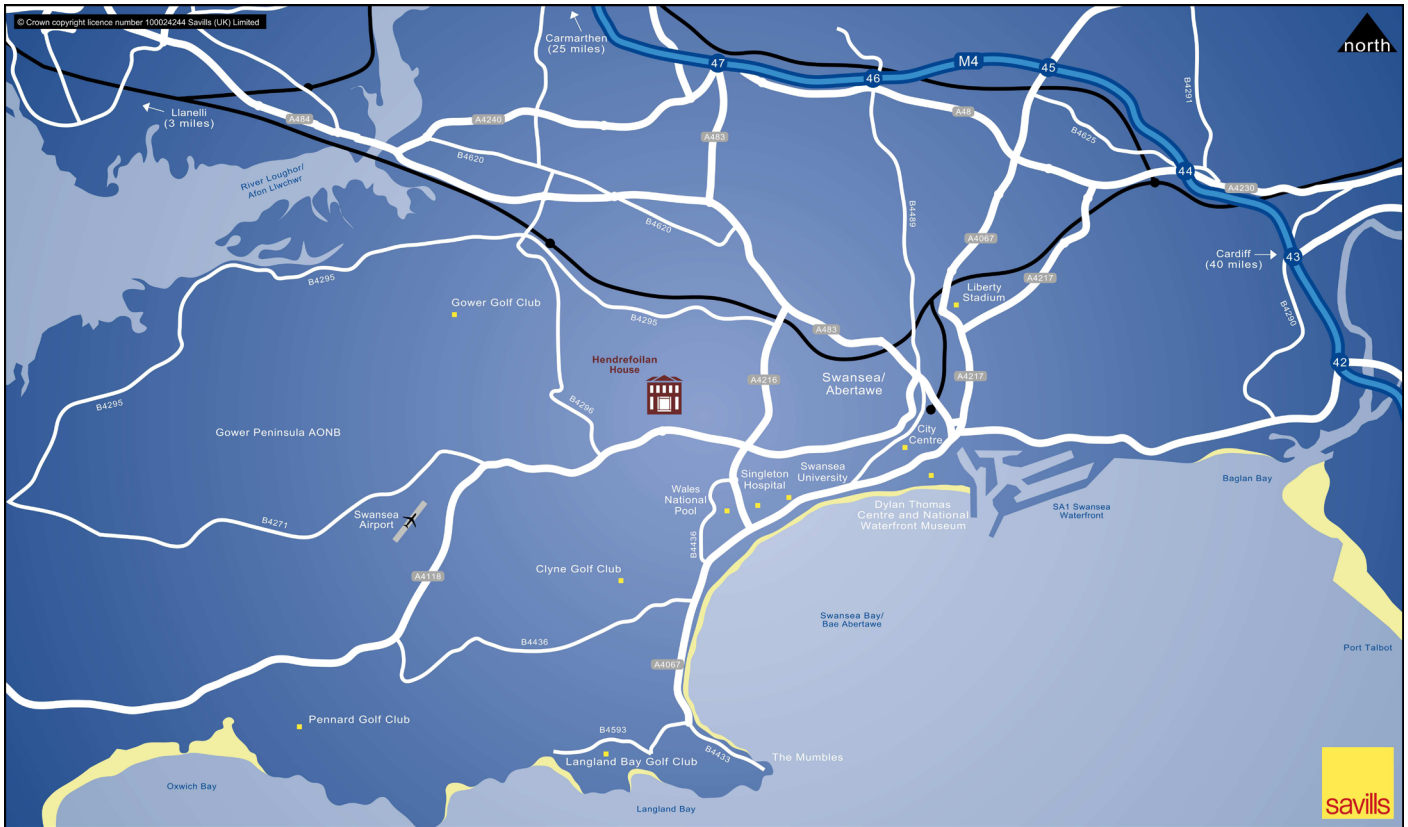
Further instructions on what information is required to form part of any offer is provided in the Information Pack.

Further Information

The following additional information is available on request from Savills:

- Internal Floor Plans
- Indicative Plans for a proposed residential conversion
- Heritage Statement
- Details of Listing
- Asbestos Register





Contacts

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