

# Impressive Historic Property with Re-development Potential

## Hendrefoilan House

Hendrefoilan Avenue, Sketty, Swansea, SA2 7LY



- Substantial Historic Mansion House and Former Stables
- Set in 3.18 hectares (7.86 acres)
- Suitable for re-development for a variety of uses (subject to all necessary consents)
- Available as a whole or in two lots

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## The Stables



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 stable block, listed in grade II, is currently in use as the South Wales Miner's Library.

Both buildings stand in a mature landscape which forms an important component of the setting of the listed buildings.

### 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.

Beyond the house and with a secondary access off Hendrefoilan Road is the Former Stables, a long symmetrical 2-storey range of buildings with advanced gabled bay to the centre and lower flanking wings at each end forming a courtyard arrangement. The stables are constructed of snecked stone under slate roofs and is surrounded by woodland.

The property has a site area of approximately 3.18 hectares (7.86 acres).

## Planning

Hendrefoilan House and the former Stables currently benefit 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 Former Stables form part of a designation for "Campus Development" under policy HC11 relating to the adjoining student village site (which is subject to separate residential development proposals). However, the Former Stables are also Listed Grade II.

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

It is anticipated that both Hendrefoilan House and the Former Stables have 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 of both Hendrefoilan House and the Former Stables 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](mailto:planning@swansea.gov.uk)

Tel: 01792 635701.

## Tenure

The freehold interest in the land outlined in red on the plan is available for sale and is available either in its entirety or in two lots as identified on the site plan.

Vacant possession of Hendrefoilan House can be made available in the short term, whereas the stables will become available once the South Wales Miners Library relocated has, expected in 2016.

## Viewings

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

## Method of Sale

Offers are invited for the property either as a whole or for each lot on either 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.

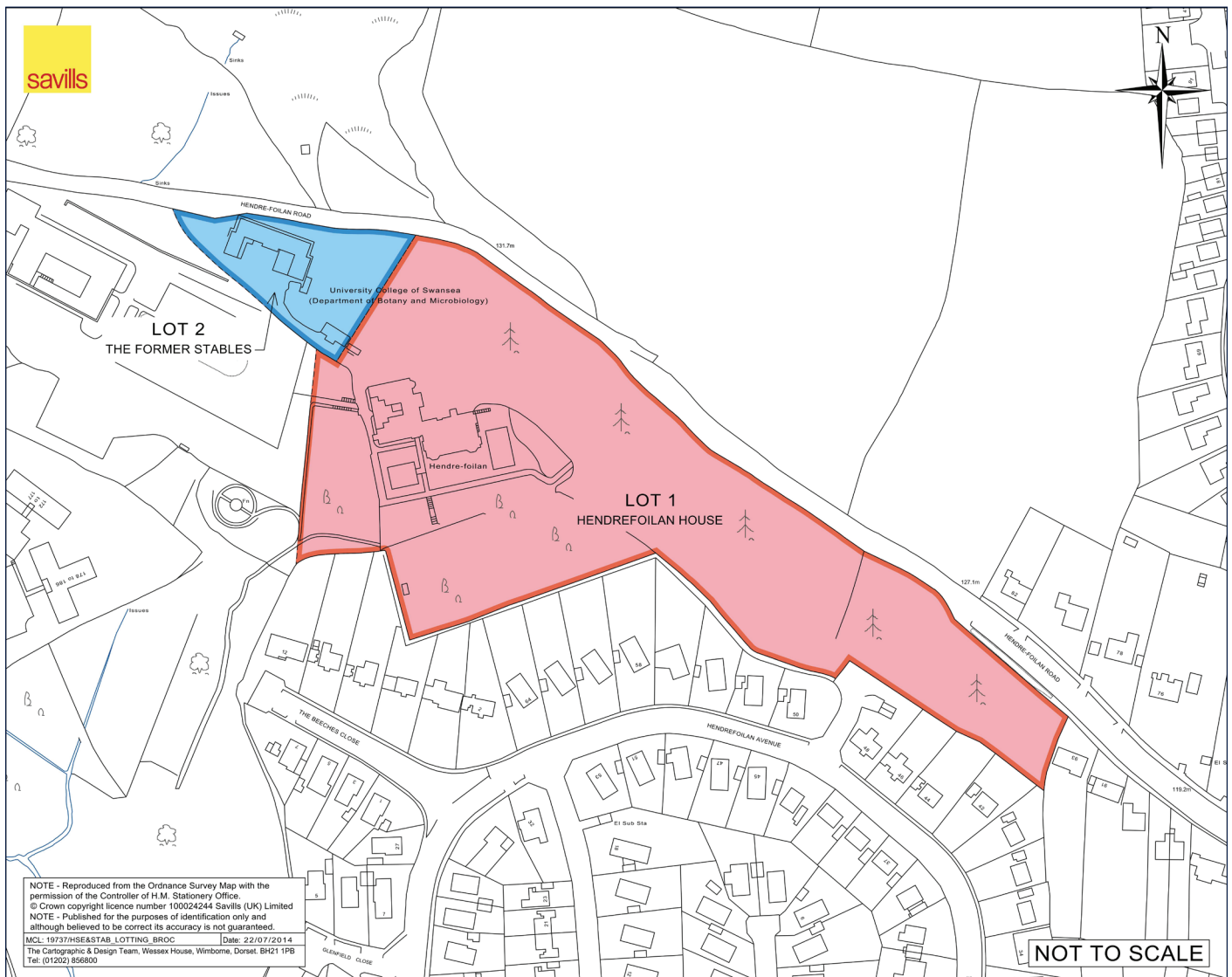
The property is being sold by way of an informal tender process with best and final offers to be received by no later than Noon on Friday 19<sup>th</sup> September 2014.

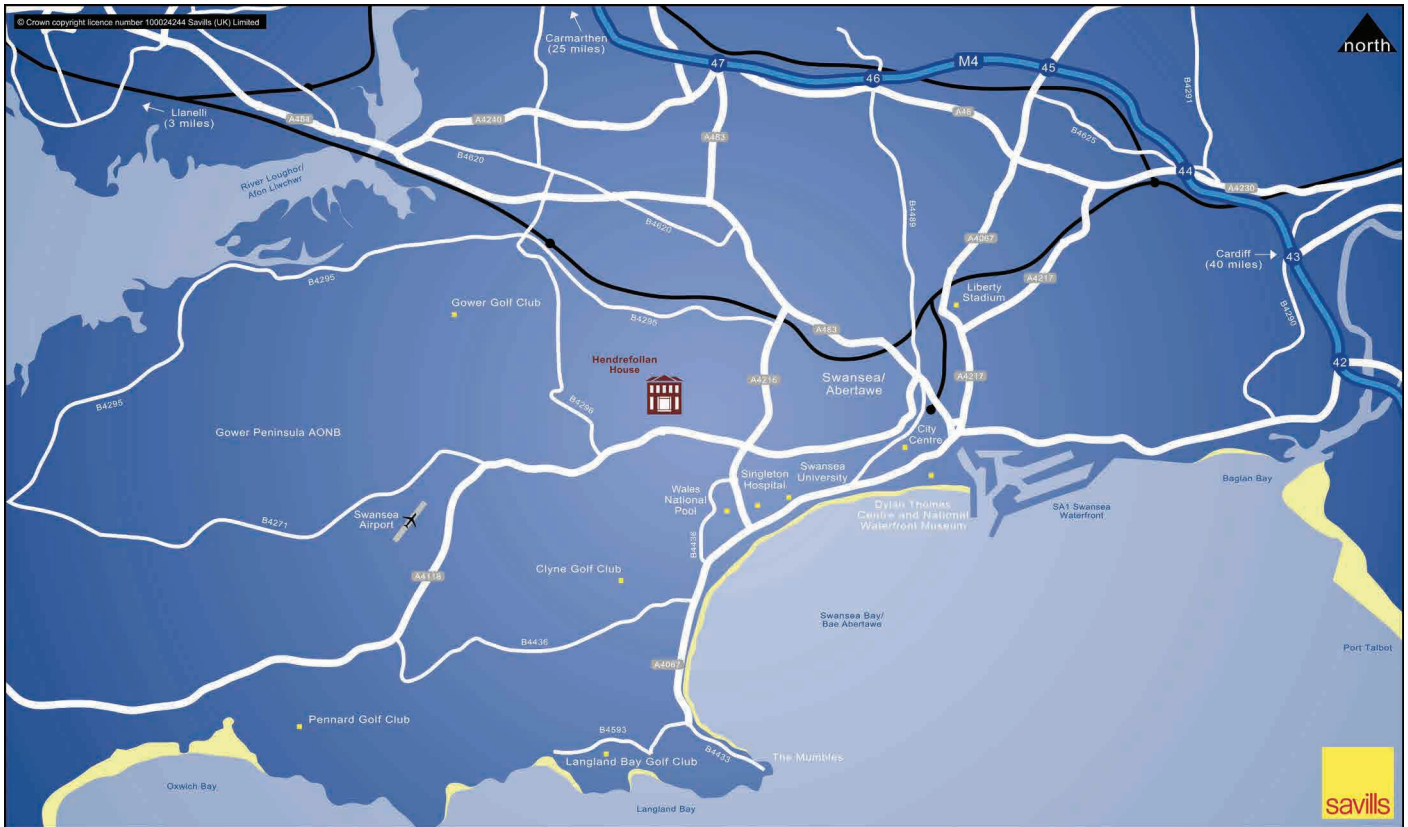
Further instructions on what information is required to form part of any offer is provided in the Information Pack.

## 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
- Tender Instructions





## Contacts

For further information please contact:

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