

PRIME DEVELOPMENT OPPORTUNITY



**Plot 2, Ty Draw Road
Cardiff
CF23 6XL**



Location

The site is located with frontage to Pentwyn Road at its junction with Ty Draw Limited approximately 3.5 miles to the North East of Cardiff City Centre.

Pentwyn Road provides access to the suburb of Cyncoed to the west and the M4 via junction 30 and the A48 to the east. Ty Draw Road provides access to Lisvane and surrounds to the north.

The subject site forms part of the 117 acre Churchlands development which will provide up to 1,200 new homes. In addition the site forms part of the Strategic Housing Allocation for North East Cardiff, identified and adopted in Cardiff Local Development Plan for the delivery of a minimum of 4,500 new homes.

Description

It is a flat site extending to a gross area of approximately 1.77 acres (0.72 hectares). The site fronts Pentwyn Road to the south and Ty Draw Road to the western and northern boundaries.

Planning Status

We consider that the site is suitable for a variety of uses including care home, retail, residential and public house, subject to securing an appropriate planning permission.

Trees fronting Pentwyn Road and the woodland running along the eastern side of the site are subject to Tree Preservation Orders.

Further technical information is available on application.

Tenure

Freehold with vacant possession.

Terms

Offers are invited.

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Further Information

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