FOR SALE

1.77 ACRES PRIME DEVELOPMENT OPPORTUNITY

029 2037 8921
fletchermorgan.co.uk
25 Park Place, Cardiff CF10 3BA

Fletcher Morgan

Plot 2, Ty Draw Road, Cardiff CF23 6XL

Location

The site is located with frontage to Pentwyn Road at its junction with Ty Draw Road 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 wider LDP Strategic Housing Allocation for North East Cardiff, for the delivery of a minimum of 4,500 new homes.

Description

The subject site is a relatively level 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, employment 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 invited.

VAT

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

Rates

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

Costs

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

CONTACT

Richard Ryan | Matthew Jones

029 2034 7051 | 2034 7054

07768 048705 | 07968 769325

/RichardRyan | /MatthewJones

richard.ryan@fletchermorgan.co.uk
matthew.jones@fletchermorgan.co.uk

Fletcher Morgan

RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only.
These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.
25/06/2020