



## Residential Development Land Off Mill Road

Tongwynlais, Cardiff CF15 7JP

£375,000

HARRIS & BIRT

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Opportunity to acquire a residential development site with full planning consent (subject to Section 106) in the sought after village of Tongwynlais.

### **Location**

The property is in the popular village of Tongwynlais which is well situated for links to the A470 and M4 motorway. Local amenities include a shop, chemist, golf club, primary school, public houses and hairdressers. Tongwynlais is also within proximity to Castell Coch and the Taff Trail. Catchment for Whitchurch, Radyr, Bishop of Llandaff Secondary schools.

### **Description**

A residential development opportunity comprising four building plots situated on the outskirts of Cardiff on Mill Road in Tongwynlais, The proposed development is offered with FULL PLANNING PERMISSION (subject to signing the S106 - APP No. 21/01258/MNR) for four contemporary detached dwellings of over 2,300 sq ft with driveways and two with garages. The site previously had outline planning for four traditional style properties. The site measures approximately 0.8 acres (0.32 hectares). We are advised of the additional Section 106 payment circa £214,000 in addition to the asking price. Four plots are to be sold together, not individually. Full suite of technical drawings available on request.

### **Planning Information**

Full information can be found at planning application: 21/01258/MNR.

or click the following council planning website link:  
[https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?keyVal=\\_CARDIFF\\_DCAPR\\_135258&activeTab=summary](https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?keyVal=_CARDIFF_DCAPR_135258&activeTab=summary)

The site previously had outline planning for four traditional detached dwellings (plans shown).

### **Tenure**

Freehold.

### **Legal Costs**

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

### **Plans, Areas & Schedules**

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes only. The accuracy of such plans are not guaranteed.

### **Anti Money Laundering**

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

### **Viewing Arrangements**

Strictly by appointment only with the Joint agents Harris & Birt & MGY.

Daniel Jones MSc MRICS (Harris & Birt)  
daniel.jones@harrisbirt.co.uk / 01446 771777

or

James Thomas (MGY)  
james@mgy.co.uk / 02920 842 124



PROPOSED SITE PLAN (GROUND LEVEL)

1:500



<small>PROPOSED SITE PLAN (GROUND FLOOR LEVEL)</small> 1:500 #441 Project: MILL ROAD Client: Kingsley Developments Drawing No: 1000 Date: 10/01/2024 Author: [Name] Checker: [Name] Scale: 1:500 Sheet No: 1 of 1	
<small>PROPOSED SITE PLAN (GROUND FLOOR LEVEL)</small> 1:500 0m 5m 10m 20m 50m	<small>PROPOSED SITE PLAN (GROUND FLOOR LEVEL)</small> 1:500 0m 5m 10m 20m 50m

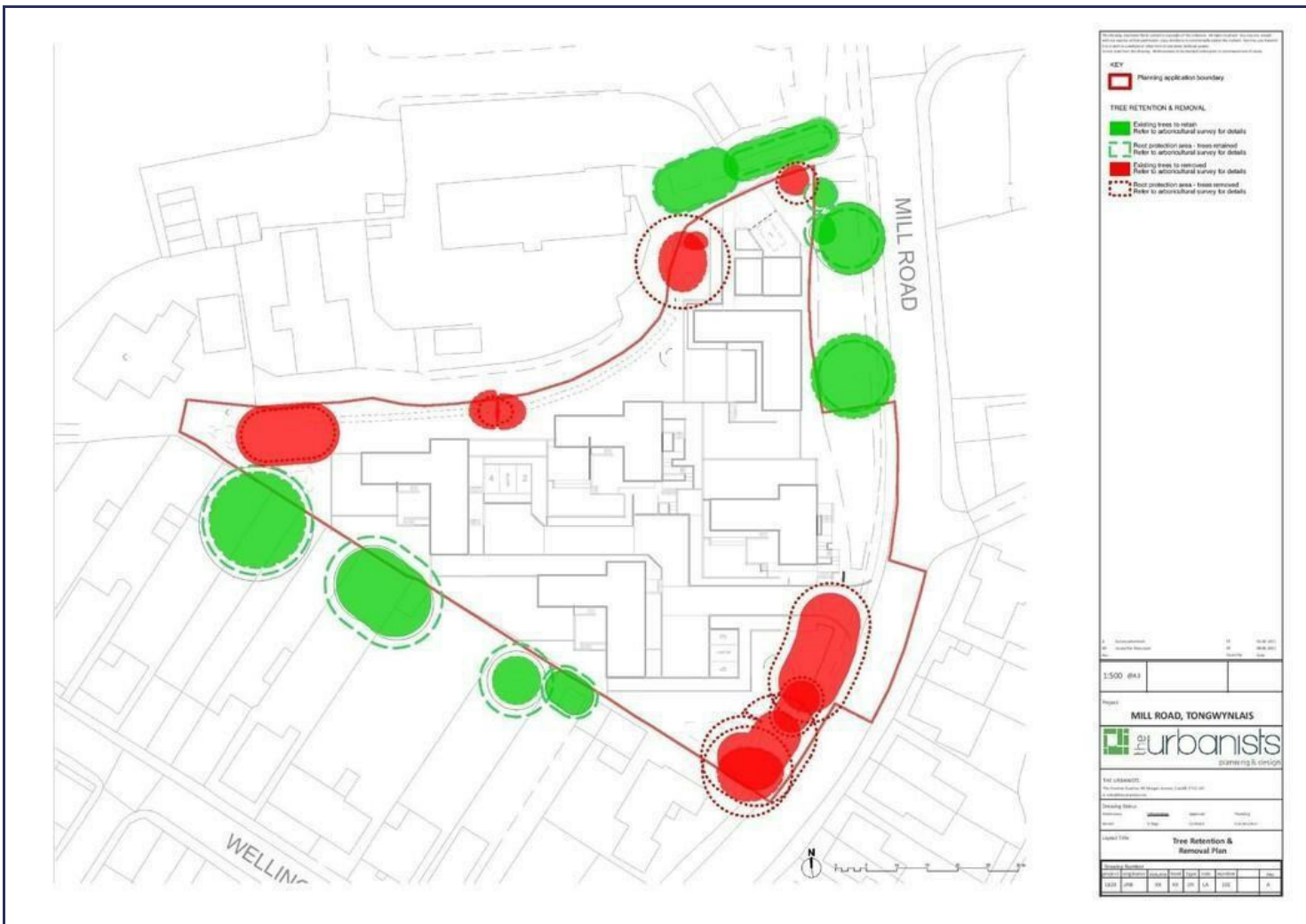


HOUSE TYPES PLAN

1:500



<small>HOUSE TYPES PLAN</small> 1:500 #441 Project: MILL ROAD Client: Kingsley Developments Drawing No: 1000 Date: 10/01/2024 Author: [Name] Checker: [Name] Scale: 1:500 Sheet No: 1 of 1		
<b>HOUSE TYPES KEY</b> Housetype A - 48 Housetype B - 48 Housetype C - 48		
<b>SCHEDULE OF ACCOMMODATION:</b>		
<b>TYPE</b>	<b>GIA</b>	<b>No.</b>
Housetype A	240m <sup>2</sup>	1
Housetype B	222m <sup>2</sup>	2
Housetype C	222m <sup>2</sup>	2
<b>TOTAL</b>		<b>5</b>
<b>PARKING PROVISION</b>		
Integrated Car Parking Spaces/Garages:		15
Allocated Car Parking Spaces:		15
Visitor Parking Spaces:		2
<b>TOTAL</b>		<b>32</b>
Overall Site Area: 0.55ha Net Developable Area: 0.38ha Average Density: 14 dwellings/ha		
<small>PROPOSED SITE PLAN (GROUND FLOOR LEVEL)</small> 1:500 0m 5m 10m 20m 50m	<small>HOUSE TYPES PLAN</small> 1:500 0m 5m 10m 20m 50m	



# HARRIS & BIRT

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