



Residential Development Land Off Mill Road,

Tongwynlais, Cardiff CF15 7JP

£375,000

HARRIS & BIRT

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

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)
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or

James Thomas (MGY)
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PROPOSED SITE PLAN (GROUND LEVEL)

1:500



| | |
|--|--|
| <small>PROPOSED SITE PLAN (GROUND FLOOR LEVEL)</small> 1:500 #444 Project: MILL ROAD Client: Kingsley Developments Drawing No: 1000 Date: 10/20/2023 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 |



HOUSETYPES PLAN

1:500



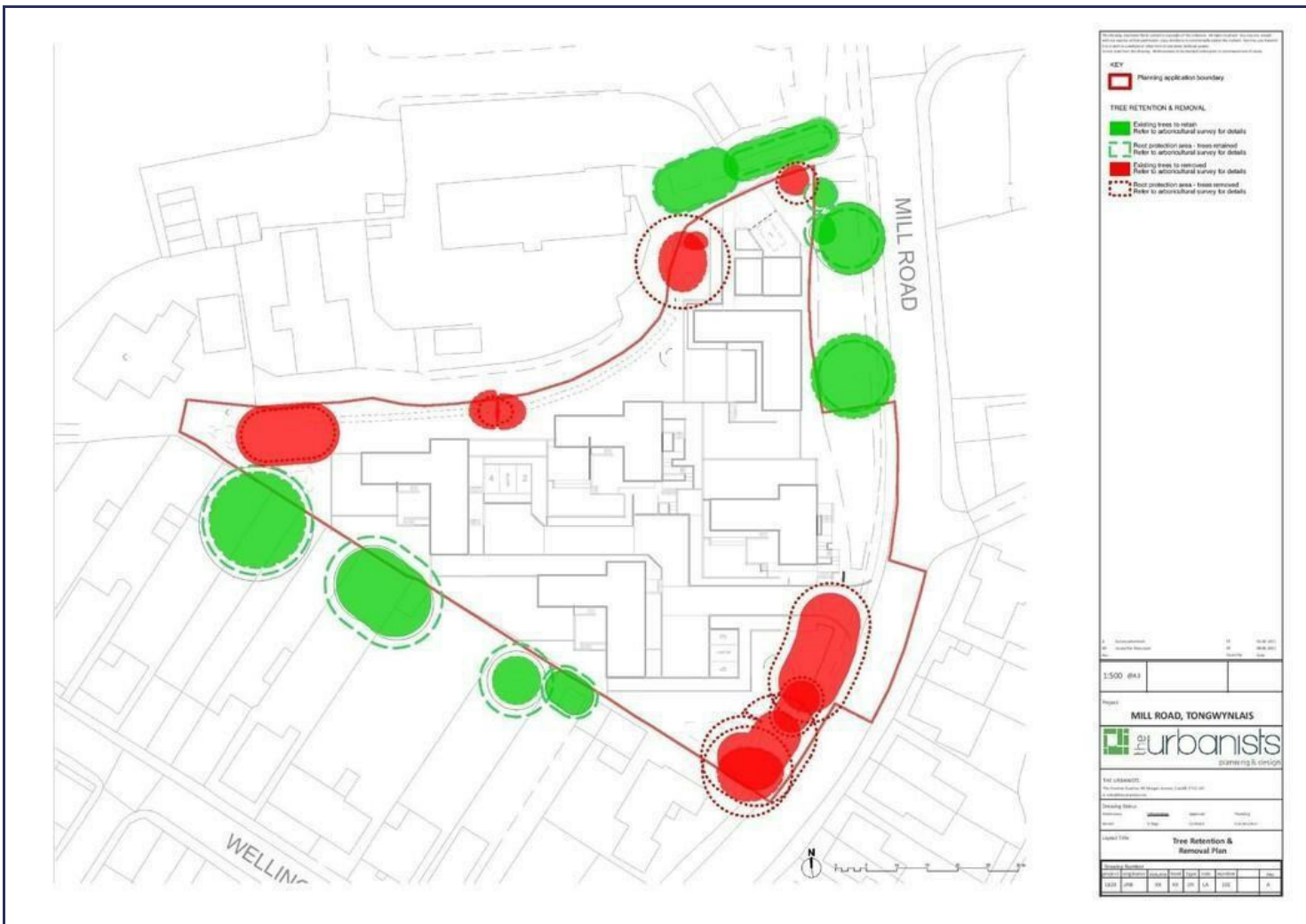
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| HOUSETYPES KEY | | |
|------------------|--|--|
| Housetype A - 48 | | |
| Housetype B - 48 | | |
| Housetype C - 48 | | |

| SCHEDULE OF ACCOMMODATION: | | |
|----------------------------|-------------------|----------|
| TYPE | GIA | No. |
| Housetype A | 240m ² | 1 |
| Housetype B | 222m ² | 2 |
| Housetype C | 222m ² | 2 |
| TOTAL | | 5 |

| PARKING PROVISION | |
|--|-----------|
| Integrated Car Parking Spaces/Garages: | 15 |
| Allocated Car Parking Spaces: | 15 |
| Visitor Parking Spaces: | 2 |
| TOTAL | 32 |

| | |
|-----------------------|-----------------|
| Overall Site Area: | 0.55ha |
| Net Developable Area: | 0.38ha |
| Average Density: | 34 dwellings/ha |



HARRIS & BIRT

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