

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Approximately 0.32 hectares (0.8 acres)

PLEASE NOTE PLAN IS NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY

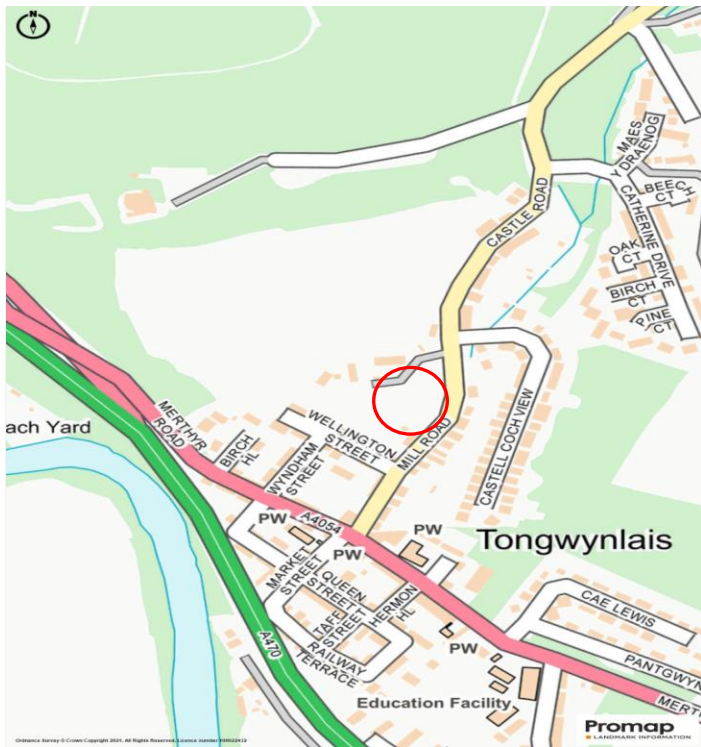


Land Off Mill Road, Tongwynlais, Cardiff. CF15 7JP

- Total of Four Development Plots(1 additional plot is available by separate negotiation)
 - 4 x 4 bed Contemporary Style Detached Dwellings
 - Sales Pack Available Upon Request
- Swift Access To The M4 Motorway At Junction 32 Via The A470

Reduced Price £699,950

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LOCATION

The village of Tongwynlais is situated just north of Cardiff, approximately six miles from Cardiff City Centre. The subject site is situated in close proximity to the main road through Tongwynlais and with frontage to Mill Road. Castell Coch, Castell Coch Golf Club, Forest Ganol and Forest Fawr, are all within close proximity to the development site.

Tongwynlais is well situated for all amenities, including schools and public transport. There is a park and ride railway station at Taffs Well which provides a frequent service to the City Centre and there is also a regular bus service to Cardiff.

There is swift access to the M4 motorway at Junction 32 via the A470.

DESCRIPTION

MGY are pleased to offer this superb residential development opportunity comprising four building plots situated on the outskirts of Cardiff on Mill Road, Tongwynlais. The proposed development is offered with FULL PLANNING PERMISSION (Subject to signing the S106) (planning no. 21/01258/MNR) for four unique,

contemporary detached dwellings of over 2,300 sq.ft. with garage and driveway. The site measures approximately 0.8 acres (0.32 hectares) and there may be an additional plot (plot 1) available by separate negotiation. We are advised of the additional Section 106 payment circa £214,000 in addition to the asking price. Four plots to be sold together, not individually. For further information please contact our Radyr branch on 02920 842124.

SITE AREA

The site measures approximately 0.32 hectares (0.8 acres) with one separate plot available by separate negotiation. Section 106 cost is in addition to the asking price. For further information please contact our Radyr branch on 02920 842124.

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_DCAP_R_135258&activeTab=summary

LEGAL COSTS

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

V.A.T.

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

SUBJECT TO CONTRACT AND AVAILABILITY

VIEWING STRICTLY BY APPOINTMENT ONLY



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