

Windrush, 58 Pwllmelin Road,

Llandaff, Cardiff, CF5 2NL



Estate Agents and Chartered Surveyors

Auction Guide Price:

£850,000



NOTE
This drawing is copyright and is for planning purposes only. It must not be reproduced or disclosed to third parties without the prior written consent of the Architect. Do not scale this drawing. Responsibility is not accepted for errors made by others during the printing or scaling of this drawing. Written dimensions are for information only it is the contractor's responsibility to verify all dimensions before commencing any work. Any discrepancies are to be notified in writing immediately. This drawing is to be read in conjunction with all other relevant project surveys, drawings, specifications and schedules prepared by other parties and any other relevant consultants, specialists or sub-contractors.



East Elevation
1:200

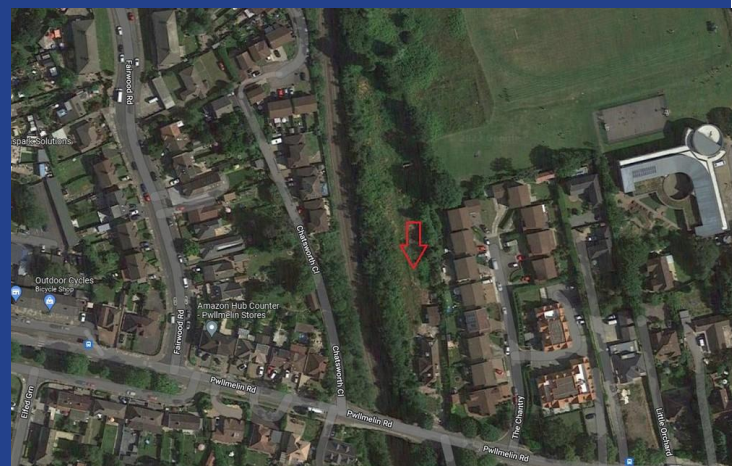


West Elevation
1:200

KEY
Facing Brick - Grey
Zinc cladding panels
Cornish Stone Balustrade
Louvers
Glass balustrade

Rev A Sept 2021 IG
Penthouse second floor omitted
Block A penthouse omitted
Several communal balconies omitted in all blocks
Elevations amended for privacy
Clivity added at the main entrance to all blocks

Project Windrush		
Title Proposed Site Elevations		
Drawn by IG	Checked by PD	Date July 20
Scale 1:200	Project no. 05_02	Rev A
Drawing No. A003		



**Development Opportunity
With Planning Permission**

Property Description

**** DEVELOPMENT OPPORTUNITY ** FULL PLANNING PERMISSION ** PRIME LOCATION **** A rare opportunity to acquire this 1 acre (0.4 Ha) development site, currently a detached bungalow, situated in the prime village of Llandaff, Cardiff. With **FULL PLANNING PERMISSION** for two different schemes, one being to demolish the existing property and replace with 23 self contained residential apartments over four separate blocks, with parking (Planning no. 20/01882/MJR). The other scheme being to demolish the existing property and construct 5 detached houses of approximately 2700 sq.ft. - 3150 sq.ft. (Planning no. 18/00642/MNR). We are advised that mains services are provided to the existing bungalow. Further details available on request.

Tenure Freehold

Council Tax Band N/A

Site Area Approx 1 Acre (0.4 Ha)

Viewing Arrangements
Strictly by appointment

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. Llandaff Cathedral School and Howells School lie either side of the property which are two of the best schools in Wales. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station in Danescourt and a frequent bus service to and from the City Centre. Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath Hospital). The Taff Trail offers parkland walks all the way to Cardiff City Centre.

AUCTION TERMS

Being placed in auction in conjunction with Auction House Wales. Bidding will commence from 13.00 on Monday 13th November and will close at 13.00 on Tuesday 14th November 2023. Visit: www.auctionhouse.co.uk/wales

ADDITIONAL INFORMATION

MGY are advised that the existing bungalow is connected to mains gas, drainage, water and electric. For further planning information please visit the following links:

<https://www.cardiffidoxcloud.wales/publicaccess/applicationDetails.do?keyVal=ZZZHXDECDR936&activeTab=summary>

<https://www.cardiffidoxcloud.wales/publicaccess/applicationDetails.do?activeTab=documents&keyVal=ZZZHXMECDR485>

58 Pwllmelin Road, Llandaff, Cardiff, CF5 2NL



58 Pwllmelin Road, Llandaff, Cardiff, CF5 2NL

Testing Layout

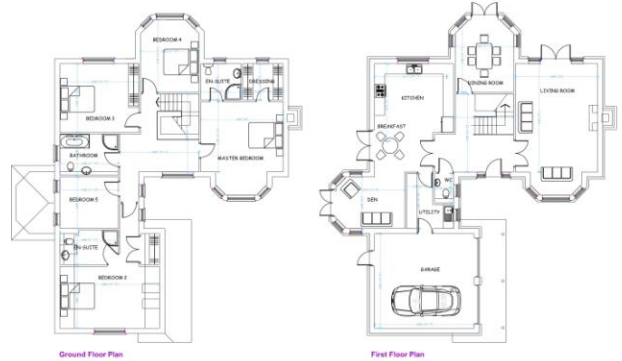
Llandaff Development - Windrush, 58 Pwllmelin Road, Cardiff



PLOT 1 & 4 INDICATIVE LAYOUT - 1:100
251m²
Garage 6.0m x 4.5m



PLOT 2 & 3 INDICATIVE LAYOUT - 1:100
268m²
Garage 6.0m x 4.5m



PLOT 5 INDICATIVE LAYOUT - 1:100
290m²

SAURO ARCHITECTURAL DESIGN			
Project File ENZO'S HOMES LTD LLANDAFF DEVELOPMENT			
Drawing File TESTING LAYOUT			
Scale 1:250 - 100	Drawn by G3	Checked by	Job No.
Date 15.01.2017	Drawn No. 01	Checked	Sheet Size A1

Alternative scheme for the construction of 5 detached dwellings

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mg.y.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.