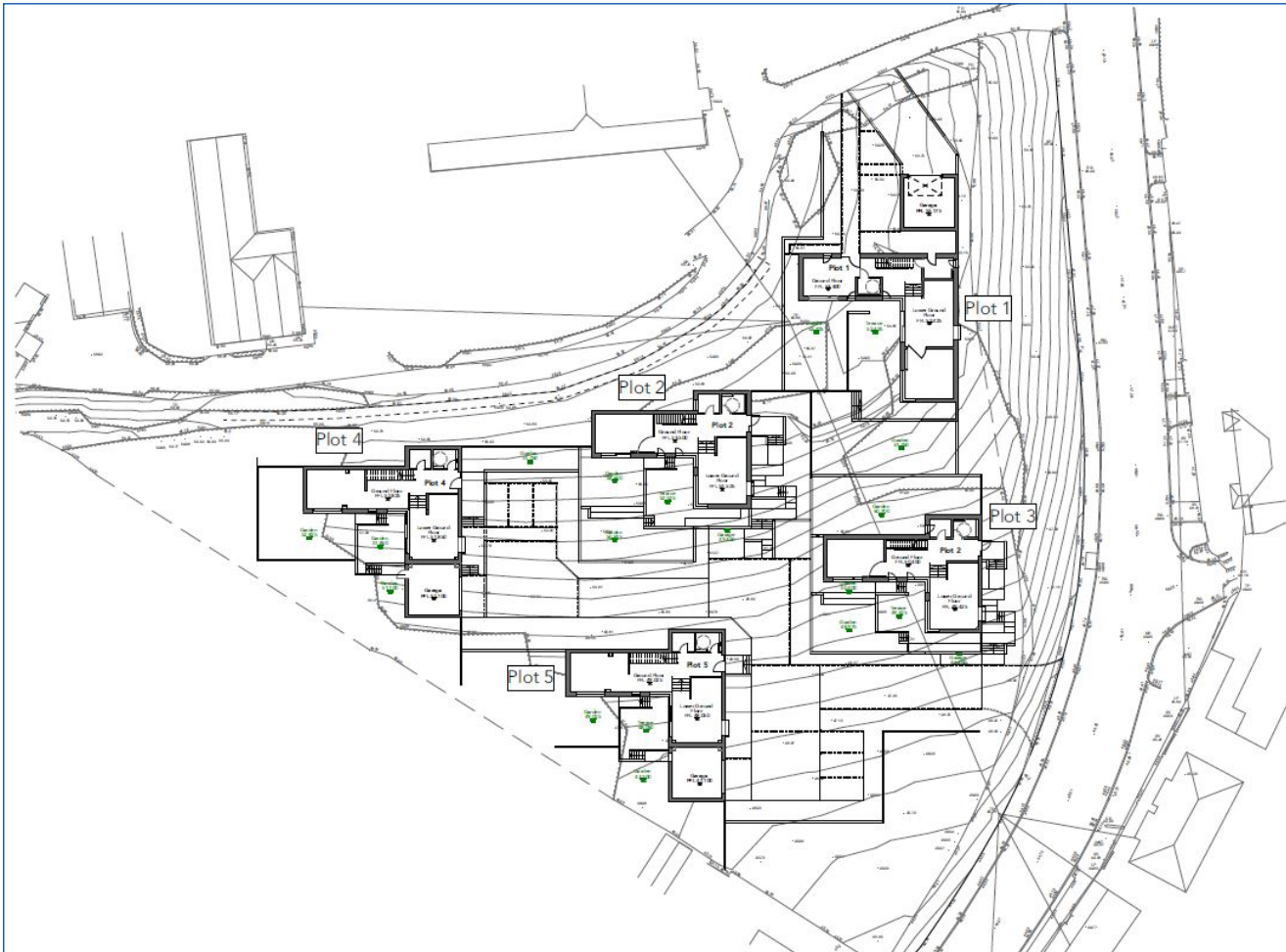




# CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT MILL ROAD | TONGWYNLAIS | CARDIFF





# CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT MILL ROAD | TONGWYNLAIS | CARDIFF | CF15 7JQ

AN EXCEPTIONAL OPPORTUNITY TO CREATE FOUR CONTEMPORARY DETACHED DWELLINGS BENEFITTING FROM EXCELLENT ACCESS TO CARDIFF CITY BUT ALSO A RANGE OF LOCAL AMENITIES AND ATTRACTIONS INCLUDING CASTELL COCH.

*Tongwynlais is extremely well located being just 6 miles north of Cardiff City Centre, in a quiet, sub urban location. The property is situated off Mill Road which provides excellent links to the village and the A470 with the M4 only a stone's throw away.*

FOR SALE AS A WHOLE

- Excellent commuter links to Cardiff •
- Good accessibility via A470 and M4 (Jct 32) •
- Sought after, modern and uniquely designed dwellings •
- Fully consented planning permission for 4 dwellings (5th (Plot 1) may be available separately) Subject to signing the S.106 agreement •
- Purchaser package containing a full suite of technical drawings for building control and a full structural design package available by request •
- Offered For Sale by Private Treaty •

Tongwynlais 0.1 miles • Cardiff City Centre 6.4 miles • Newport 15.1 miles • Bridgend 16.5 miles • M4 (Jct.32) & A470 0.7 miles  
Taffs Well Station 1.5 miles • Cardiff Central Station 7.7 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

## LOCATION & SITUATION

The village of Tongwynlais is situated just north of Cardiff. 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 served for many amenities, including schools and public transport. There is a park and ride railway station at Taffs Well which provides a frequent service to Cardiff City Centre and there is also a frequent bus service to Cardiff.

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



## DEVELOPMENT SITE

The proposed development is offered with full planning permission (Subject to signing the S106) (planning no. 21/01258/MNR) for four distinctive, modern and contemporary detached dwellings of over 2,300 sq.ft. each with garage and driveway. An excellent landscaping plan has been put together to provide seclusion for each Plot as well as complementing the quality of the proposed development.

The additional plot (Plot 1) may be available by separate negotiation. Please contact the selling agent to discuss if the additional plot is of interest.

We are advised of the additional Section 106 payment circa £214,000 in addition to the asking price. The four plots are to be sold together, not individually.

A purchaser package is available by request from the selling agents, comprising significant detail regarding, drainage, access, designs and ecology.

## PLANNING INFORMATION

Full information can be found at planning application: 21/01258/MNR or click the following council planning website link:

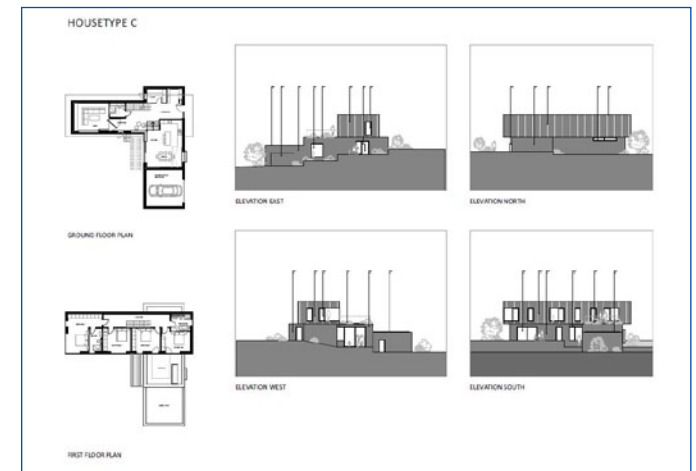
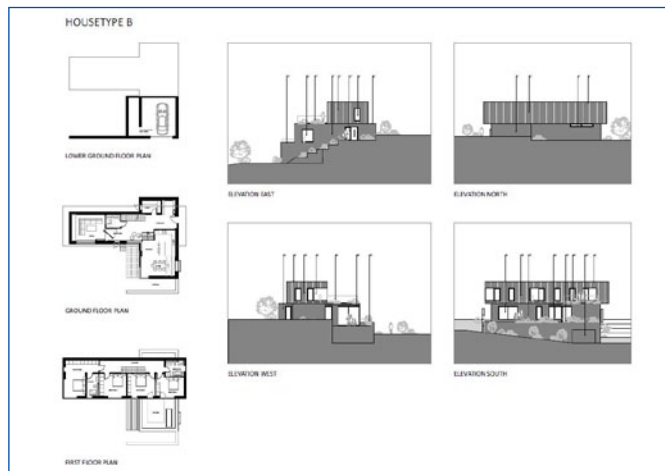
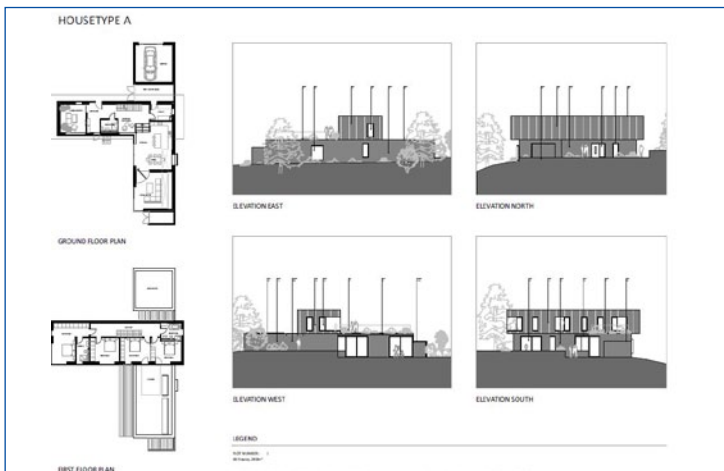
[https://planningonline.cardiff.gov.uk/onlineapplications/applicationDetails.do?keyVal=\\_CARDIFF\\_DCAP\\_R\\_135258&activeTab=summary](https://planningonline.cardiff.gov.uk/onlineapplications/applicationDetails.do?keyVal=_CARDIFF_DCAP_R_135258&activeTab=summary)

In all the site measures approximately 0.80 acres (0.32 hectares).

Plots 2 and 3 have been granted to be designed in accordance with proposed House Type A.

Plots 3 and 4 have been granted to be designed in accordance with the proposed House Type B.

Plot 1, which is available by separate negotiation, has been granted to be designed in accordance with proposed House Type C.



## KEY INFORMATION

**Services:** Mains water & electricity are believed to be available. Interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

**Sale Method:** Private Treaty.

**Local Planning Authority:** Cardiff County Council. Telephone: 029 2087 2087.

**Legal Costs:** Each party to bear their own legal costs incurred with the transaction.

**VAT:** It is understood that VAT will not be chargeable on the sale price.

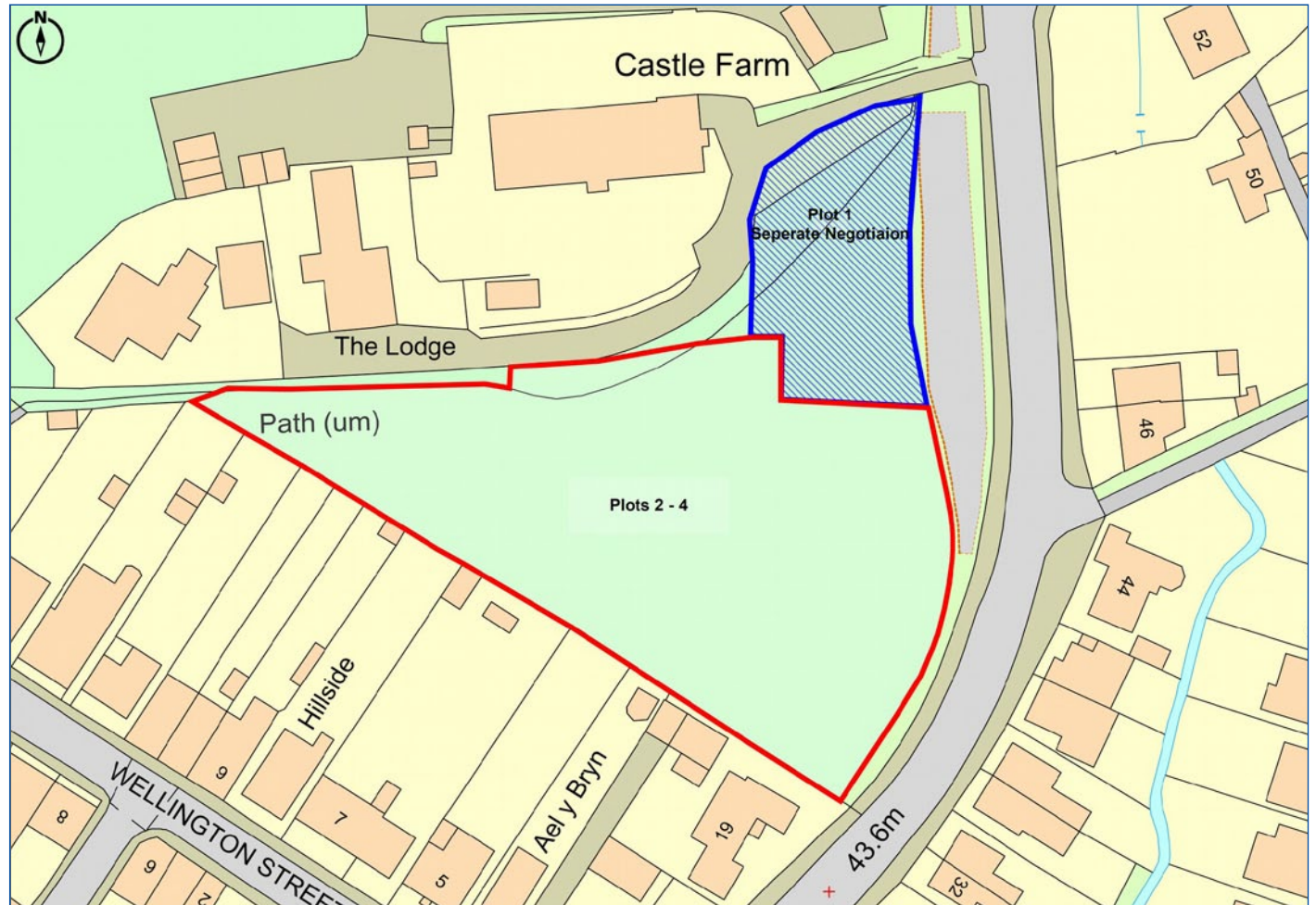
**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.

**Directions:** From Cardiff head north on the A470/North Rd. Continue on this road for approximately 5 miles before reaching the M4 Jct 32/Coryton Roundabout. Continue over the roundabout for 1 mile before bearing left towards Taff's Well/A4054. Then at the roundabout take the third exit towards A4054/Merthyr Rd. Continue straight towards Tongwynlais. On entering the village take the left hand turn onto Mill Rd. After 250 yards the Property will be located on your left hand side.

From Nantgarw head south on the A470. Continue on this road for approximately 2.5 miles before bearing left towards Taff's Well/A4054. Then at the roundabout take the first exit towards A4054/Merthyr Rd. Continue straight towards Tongwynlais. On entering the village take the left hand turn onto Mill Rd. After 250 yards the Property will be located on your left hand side.

**Viewings:** Strictly by appointment with the selling agents. All parties view at their own risk and no liability is accepted by the vendor or selling agents.

**Further Information:** For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk.



### Powells Chartered Surveyors Land & Estate Agents

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