

Central Cardiff Residential Development Site Mynachdy Road

Mynachdy, Cardiff, CF14 3DY

For Sale



- Resolutions to grant outline planning consent for student and family housing
- Close to Cardiff Metropolitan University, Cardiff University and University Hospital of Wales
- Site area = 1.287 Hectares (3.18 acres)
- Cardiff city centre = 2 miles, Junction 32, M4 = 3 miles, Heath Hospital = ½ mile



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Description

The property being offered for sale comprises a secure area of former railway sidings lying between the existing housing estate and the railway line.

The site is generally level and well fenced. The current access is via Mynachdy Road, however, for development purposes, new access will be required from Radyr Place.

There are no buildings on site, however, foundations of previous structures may remain.

Location

The site is located in a residential area close to Gabalfa flyover which is a major transport interchange to the north of Cardiff City Centre.

The site is within a short distance of Cardiff Metropolitan University campus at Western Avenue and directly opposite Cardiff University's halls of residence and sports facilities at Tal-y-Bont. Western Avenue retail park is within 10 minutes walk and occupiers include Tesco, Halfords, Staples, Wickes, McDonalds and KFC. Heath Hospital is within 15 minutes walk to the north.

Planning Status

The site benefits from two separate resolutions to grant planning permission, both are subject to the completion of legal agreements, details of each application are as follows;

- Application number 11/00529/DC1 – resolution to grant dated 12/10/2011. This was an outline application for variation of a condition to extend the period for submission of reserved matters for application no 06/00739W. This earlier outline application proposed a development of 70 residential units a Section 106 Agreement for this application has been completed. Note: The draft Section 106 Agreement for application ref 11/00529/DC1 does not require the provision of affordable housing
- Application number 11/863/DC1 – resolution to grant dated 18/04/2012. Outline application for 249 bed space student accommodation

Negotiations to finalise the Section 106 Agreements on both applications are ongoing. Copies of the Officer's Report to Committee on both applications and indicative scheme layouts are available to seriously interested parties on request.

Terms

Offers are invited on a conditional or unconditional basis.

VAT

The vendor reserves the right to charge VAT on the transaction.

Legal

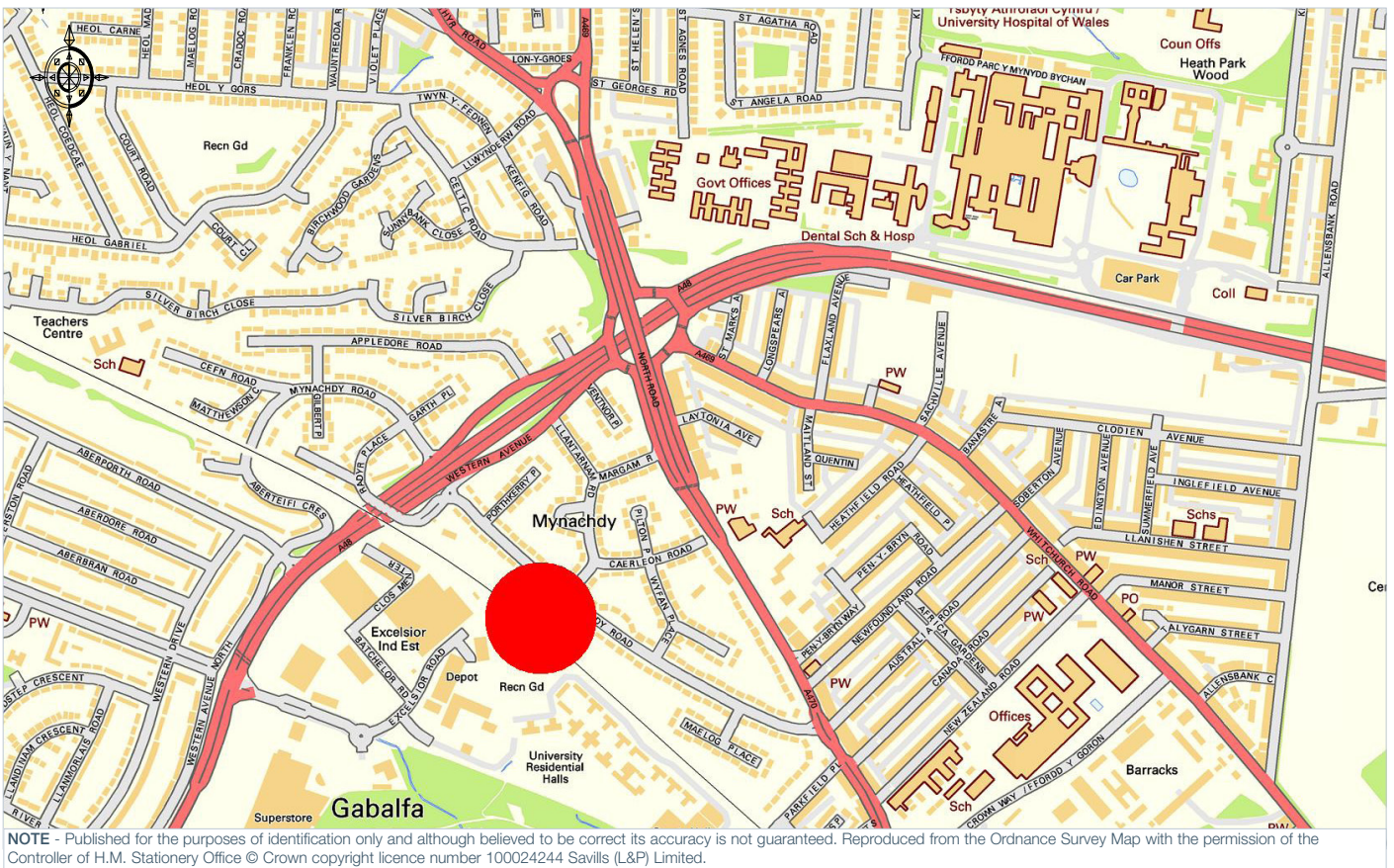
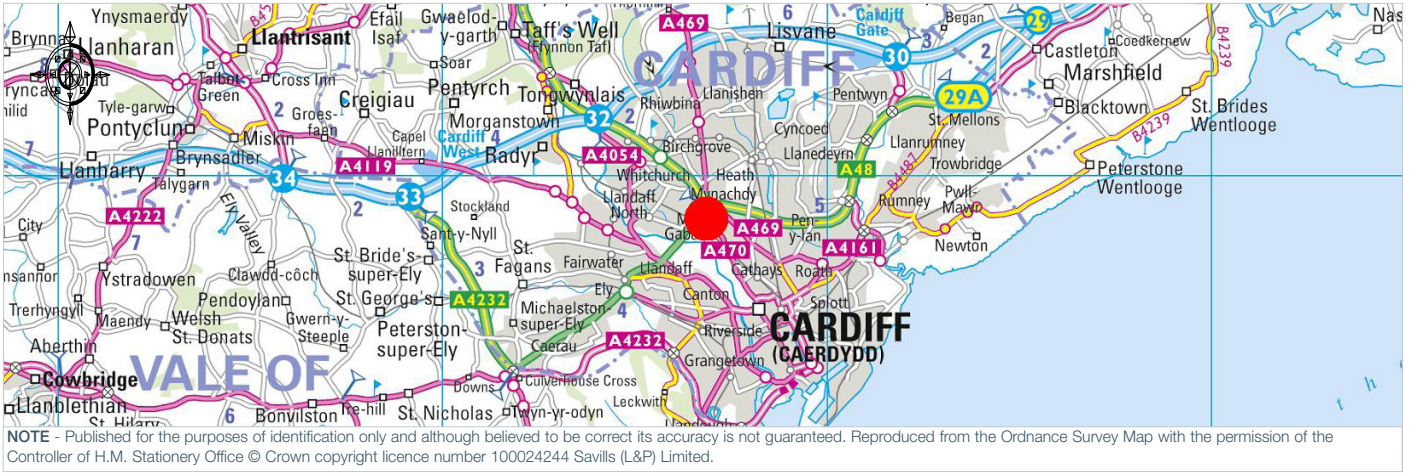
We are informed that the property is freehold. Railtrack/British Rail have a right of access through the site to the railway line for maintenance purposes.

Viewings

Strictly by appointment by prior arrangement.

July 2012





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