

FOR SALE

Prime Residential Building Plot



For identification purposes only

SINGLE PLOT FOR CONSTRUCTION OF DETACHED HOUSE FRONTING LAKE ROAD NORTH, CARDIFF, CF23 5QN

- Established and popular residential suburb of Cardiff.
- Within very short walking distance of the highly regarded Cardiff High School.
- Close to Roath Park Lake.
- Good access to city centre and highway and railway networks.
- Outline planning permission granted.

LOCATION

The building plot is located adjacent to Christ Church and fronts onto Lake Road North, Roath Park. Cardiff city centre is within 3 miles, and Roath Park, with its lake, gardens and amenities, is within a short walking distance.

The M4 Motorway (Junction 32) is within approximately 4 miles, and local transport facilities are conveniently available, with Heath Halt railway station and bus services within 300 metres.

The building plot lies within the catchment area for the highly rated Cardiff High School, which is as near as 300 metres.

DESCRIPTION

Previously the building plot has formed part of the car park to Christ Church. The existing Church Hall is to be replaced, and the car park reconfigured, in order to provide the subject site for a single detached dwelling on the western side of the car park. The building plot has a frontage to Lake Road North extending to approximately 10.7 metres and a rear width of approximately 11 metres. The overall depth is approximately 36.5 metres. As such the overall plot area extends to approximately 0.1 acre (0.040 hectare).

The extent of the plot is shown edged red for identification purposes only on the enclosed plan.

The site is level, and abuts a residential dwelling to the west, a Scouts site to the north, the Church

car park to the east, and fronts onto Lake Road North to the south.

PLANNING

Outline planning permission was granted for development of a new single dwelling on 7th December 2018. The outline consent was granted under Planning Ref. 17/02132/MNR which formed part of the wider, detailed consent for the replacement of the existing Church Hall, landscaping and reconfiguration of the car park. A copy of the planning permission is available in the Information Pack referred to below.

The planning consent was granted subject to various conditions to the development of the single dwelling, which have now been discharged. A minor variation to the surface water drainage connection has also been approved so as to enable independent development of the dwelling to take place once reserved matters planning permission relating to the scale and appearance of the building together with landscaping of the residential plot, has been obtained from the Local Planning Authority. The consented original planning application (Ref. 17/02132/MNR) can also be viewed on the Cardiff City Council Planning Portal, together with all supporting documentation and drawings.

The application for discharge of the relevant conditions in relation to the above consent, was made under Ref. 20/01942/MNR, and can again be viewed on the Cardiff City Council Planning Portal.

A copy of the Discharge of Conditions Approval is included within the Information pack.

STATUTORY SERVICES

It is understood that mains gas, electricity and water will be available to serve the proposed dwelling, but interested parties must satisfy themselves regarding the location and capacity of all services and sewers, and their adequacy to serve the proposed development.

A timescale compatible with the buyer's construction programme for provision of the necessary surface water drainage connection by the Vendor will be agreed prior to exchange of contracts.

INFORMATION PACK

The following background information can be provided via a Dropbox link to interested parties upon request:

- Proposed Site Layout Plan (99) 1013 dated March 2020.
- External Details (99) 1015a - showing boundary treatment.
- Topographical Survey.
- Flood Consequences Assessment.
- Site Investigation.
- Drainage Strategy Report.
- Planning Permissions: 20/01942/MNR and 17/02132/MNR together with link to Cardiff City Council Planning Portal providing supporting documentation and drawings in relation to the two planning applications.
- Indicative Services Plan.

- Legal Summary and Schedule referred to in the Special Conditions of Sale.

TENURE

The land is freehold and will be sold with the benefit of vacant possession throughout.

The Legal Summary refers to a number of specific requirements relating to boundary treatments which will be the responsibility of the Plot Purchaser.

The Legal Summary also refers to any easements to be granted by the Vendor for the benefit of the building plot and reservations to be made.

The Vendor is the Representative Body of the Church in Wales. The sale will be subject to its Standard Conditions of Sale, which contain a number of covenants, details of which will be provided in the Legal Summary

BASIS OF SALE

The Property is offered for sale by private treaty, and subject to contract, offers are sought in excess of £230,000 for the freehold interest.

As a Registered Charity (Registered Charity Number 1142813) the Seller is required to obtain best value in all disposals of property, in line with the provisions of the Charities Act 2011.

A period of full marketing (usually at least six weeks) will be required, and any offers should be made in writing directly to the selling agent.

The Seller is required to ensure that any terms are endorsed by a Chartered Surveyor as being in accordance with the 2011 Act.

In accordance with our client's charitable status, the Property may remain on the open market until exchange of contracts; our client reserves the right to consider any other offer which is forthcoming.

All interested parties should submit the best offer they are prepared to make.

The Vendor reserves the right to request best and final offers by a date to be specified.

Please confirm your interest in this opportunity by requesting a copy of the Information Pack, which will be sent to you at the earliest opportunity.



VAT

The Seller has elected not to charge VAT on the sale proceeds, but reserves the right to do so.

VIEWING

The general site area can be viewed from Lake Road North and the Church car park.

All parties inspecting the site do so entirely at their own risk.

FURTHER INFORMATION

For further information, and to request a copy of the Information Pack, please contact:

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SUBJECT TO CONTRACT

03/2021/2205