

BUILDING PLOT OLD ST MELLONS, CARDIFF, CF3 2WJ

**PRICE £250,000**

**Hern &  
Crabtree**



A rare opportunity to acquire a Building Plot with full detailed planning permission for the construction of a detached 4 bedroomed residence of 2,713sq feet, subject to conditions.

The Plot is situated just off Cypress Crescent , bordering Old St Mellons backing onto executive dwellings and is close to the St Mellons Golf Course and all local amenities including St John's College.

The location also benefits from easy access to Cardiff City Centre and Newport City Centre, M4 motorway and A48. A bus stop is near to the property allowing ease of use of public transport.

(Planning Application number 20/00729/MNR dated 12 November 2020)

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**FINISHES KEY:**  
 A: SLATE GREY ROOF & RIDGE TILES  
 B: GREY UPVC DOUBLE GLAZED WINDOWS & DOORS  
 C: BLACK UPVC RAINWATER GOODS ON BLACK BRICK  
 D: OFF WHITE SMOOTH FACED RENDEROED EXTERNAL WALLS  
 E: DRESSED STONEWORK EXTERNAL WALLS  
 F: SLATE GREY VERTICAL CLADDING

Readability is not guaranteed for areas made to fit in with this drawing. An indication of information should be taken from the final dimensions only.

**A3** Original Sheet

**NOTE:**  
 READ IN CONJUNCTION WITH BUILDING REGULATION SPECIFICATION DOCUMENT

**CONSTRUCTION LEGEND:**  
 1.0 - FOUNDATIONS & GROUND FLOOR CONSTRUCTION  
 2.0 - EXTERNAL WALL CONSTRUCTION  
 3.0 - INTERNAL PARTITION CONSTRUCTION  
 4.0 - EXTERNAL WINDOW, DOOR & GLAZING SPECIFICATION  
 5.0 - INTERNAL DOOR SPECIFICATION  
 6.0 - STAIRCASE & RAMP SPECIFICATION  
 7.0 - FIRST FLOOR CONSTRUCTION  
 8.0 - PITCHED ROOF CONSTRUCTION  
 9.0 - FLAT ROOF ROOF CONSTRUCTION  
 10.0 - METALWORK, LEADWORK AND FLASHING SPECIFICATION  
 11.0 - SURFACE WATER DRAINAGE SPECIFICATION  
 12.0 - FLOOD DRAINAGE SPECIFICATION  
 13.0 - VENTILATION SPECIFICATION  
 14.0 - HEATING / PLUMBING SPECIFICATION  
 15.0 - FACILITIES FOR THE DISABLED  
 16.0 - ELECTRICAL SPECIFICATION  
 17.0 - FIRE PROTECTION SPECIFICATION  
 18.0 - INTERNAL FINISHES SPECIFICATION  
 19.0 - EXTERNAL FINISHES SPECIFICATION



Perspective Views

## For Information

10/10/21 B PL RA Building regulation notes & setting out

10/10/21 A PL RA Plot located in height, battery reserved and notes added to drawings

10/10/21 A PL RA Plot located in height, battery reserved and notes added to drawings



Approved Plans, Notes, Drawings, etc. for Building Regulation. Contact: Design Line Partnership  
 Design Line Partnership, 10/10/21 A PL RA Plot located in height, battery reserved and notes added to drawings  
 T: 0300 010 1000 M: 0779530007 W: www.dlp-architecture.co.uk

Erection of a new dwelling house

Land at Uskley Cottage, Newport Rd, St Mellons, Cardiff, CF3 2WJ

Perspective Views as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1:100	20/05/20	PL	RA
P002	A_120		B





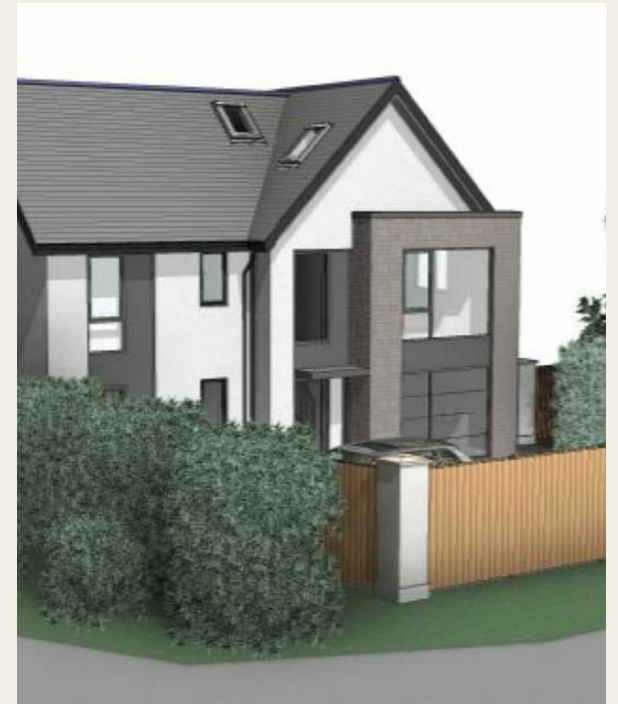
**2713.00 sq ft**

Ground Floor

$132 \text{ m}^2 \times 10.7639 = 1,420.8348 \text{ ft}^2$

First Floor

$120 \text{ m}^2 \times 10.7639 = 1,291.668 \text{ ft}^2$



Good old-fashioned  
service with a modern  
way of thinking.

