

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 the drawing. An indication of the scale of the drawing is shown in the top right corner.

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



Architectural drawings of a new house. Contact: DLP ARCHITECTURE
 DLP ARCHITECTURE, 10/10/21 A PL RA Plot located in height, battery reserved and notes added to drawings
 T: 01446 810007 M: 0779530007 W: www.dlp-architecture.co.uk

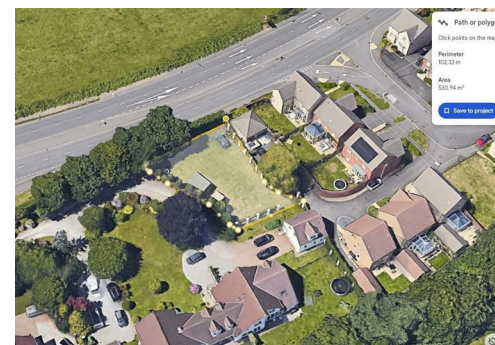
Erection of a new dwelling house

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

Perspective Views as Proposed

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

PROJECT NO: P082 A_120 NUMBER: 0



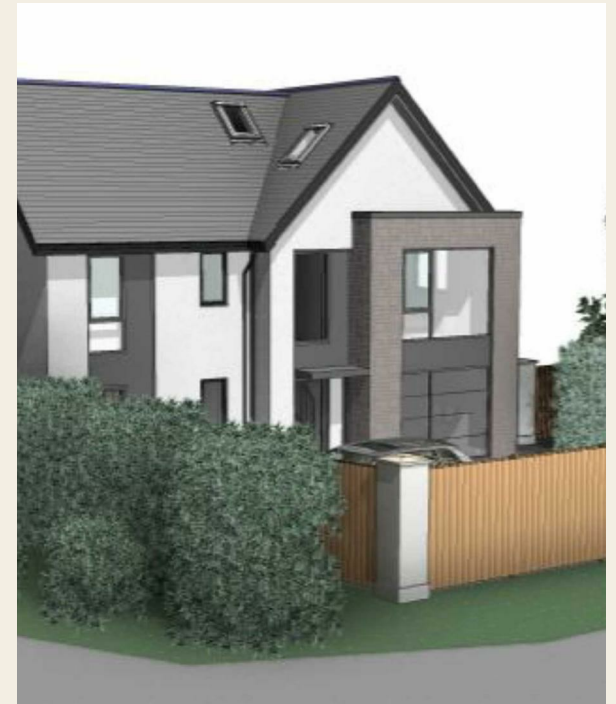
2713.00 sq ft

Ground Floor

132 m² = 1,420 ft²

First Floor

120 m² × = 1,291 ft²



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

