

37-39 Birchgrove Road

BIRCHGROVE, CARDIFF, CF14 1RR

Fully consented development opportunity for 5 residential dwellings



savills

Site boundary is for indicative purposes only



LOCATION

Birchgrove is a well-established and very accessible suburb in Cardiff, approximately 2.6 miles north of Cardiff city centre and approximately 2.1 miles south of Junction 32 of the M4 motorway. The property is located on the south side of Birchgrove Road connecting to Manor Way (A470) to the west and Caerphilly Road (A469) to the east.

In the immediate vicinity of the Property, there are a number of amenities including Birchgrove Post Office, Birchgrove Primary School and the Birchgrove Inn. A larger array of amenities are provided on Caerphilly Road to the east, comprising a mix of local and national retailers, including a Co-op convenience store and a variety of pubs, restaurants and cafes.

University Hospital of Wales is located approximately 1.4 miles to the south-east.

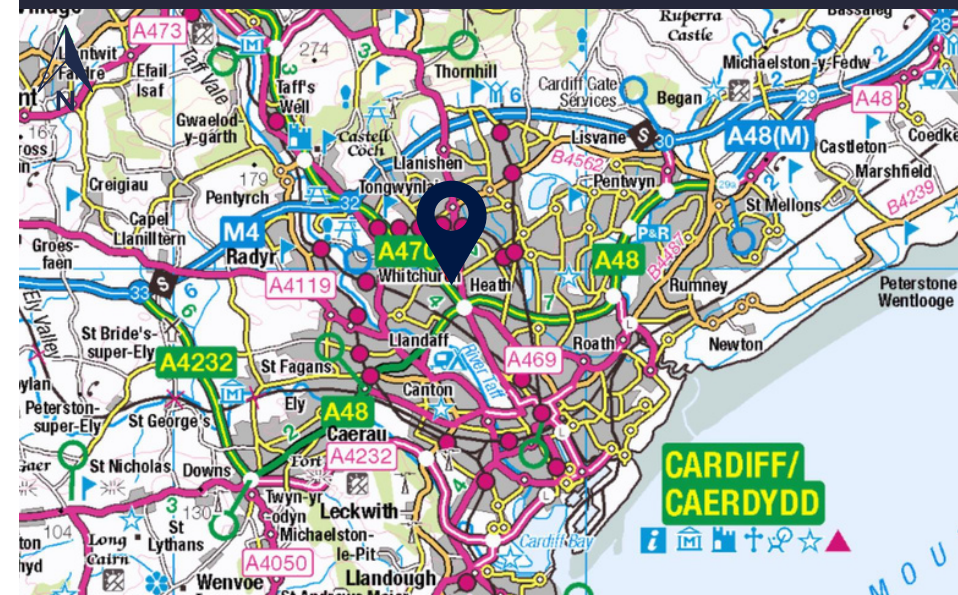
DESCRIPTION

The Property is a level irregular shaped parcel of brownfield land extending to 0.27 acres (0.11 hectares) and comprises a range of retail and industrial warehousing. Some of the warehousing is now in a derelict condition. The Property has been vacant for over 10 years and before this, was most recently operated as a warehouse and retail outlet for Majestic Wines.

To the rear of the Property is a large area of hardstanding. The Property includes part of the rear garden of No.35 Birchgrove Road, which is also under the ownership of the vendor.

The site adjoins other residential dwellings. The boundary of the site comprises a mix of masonry brick wall and fencing.

Vehicular access into the Property is off Richs Road to the east.





PLANNING

Full planning permission (planning ref: 21/01370/MNR) was granted by Cardiff Council on 16 November 2023 for the demolition of the existing retail and industrial units and the construction of 5 residential dwellings.

The 5 residential dwellings proposed are a mix of 2-storey and 3-storey and comprise one pair of semi-detached and a terrace of three houses. Each dwelling will have a private garden. To the rear, there is singular vehicle access off Richs Road which leads to 9 car parking spaces.

There are no affordable housing requirements or S106 financial contributions attached to the permission. Copies of the decision notice and other planning documents are available in the information pack.

FURTHER INFORMATION

Further information is held within an electronic data room, which is available upon request. The information includes the following:

- Site location plan
- Proposed plans and drawings
- Design & Access statement
- Planning decision notice and committee report
- Title documents

TENURE

The freehold interest in the Property is being offered for sale with vacant possession.

VAT

We are informed that the Property is not elected for VAT.

SERVICES

Prospective purchasers should satisfy themselves by making enquiries to the relevant authorities.

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METHOD OF DISPOSAL

Offers are invited for the freehold interest in the Property by Private Treaty.

VIEWINGS

Viewings of the Property are strictly by appointment only with the sole agent, Savills.

CONTACT

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