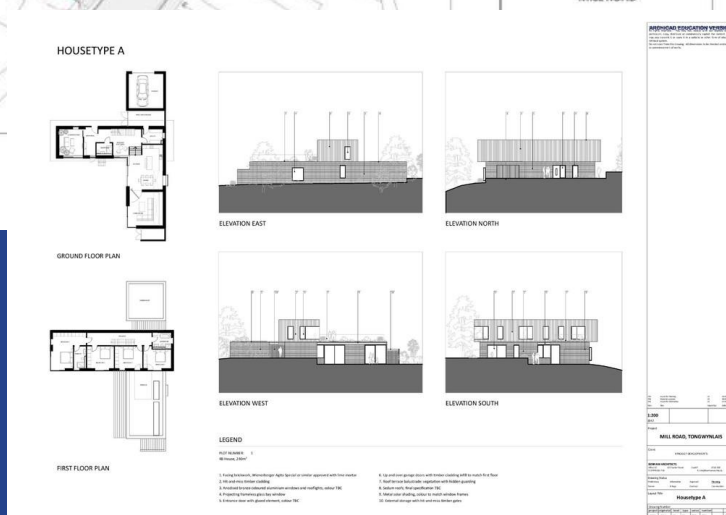
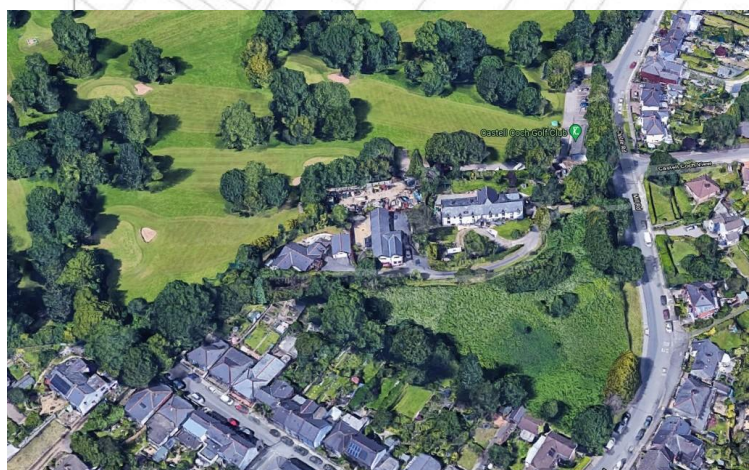
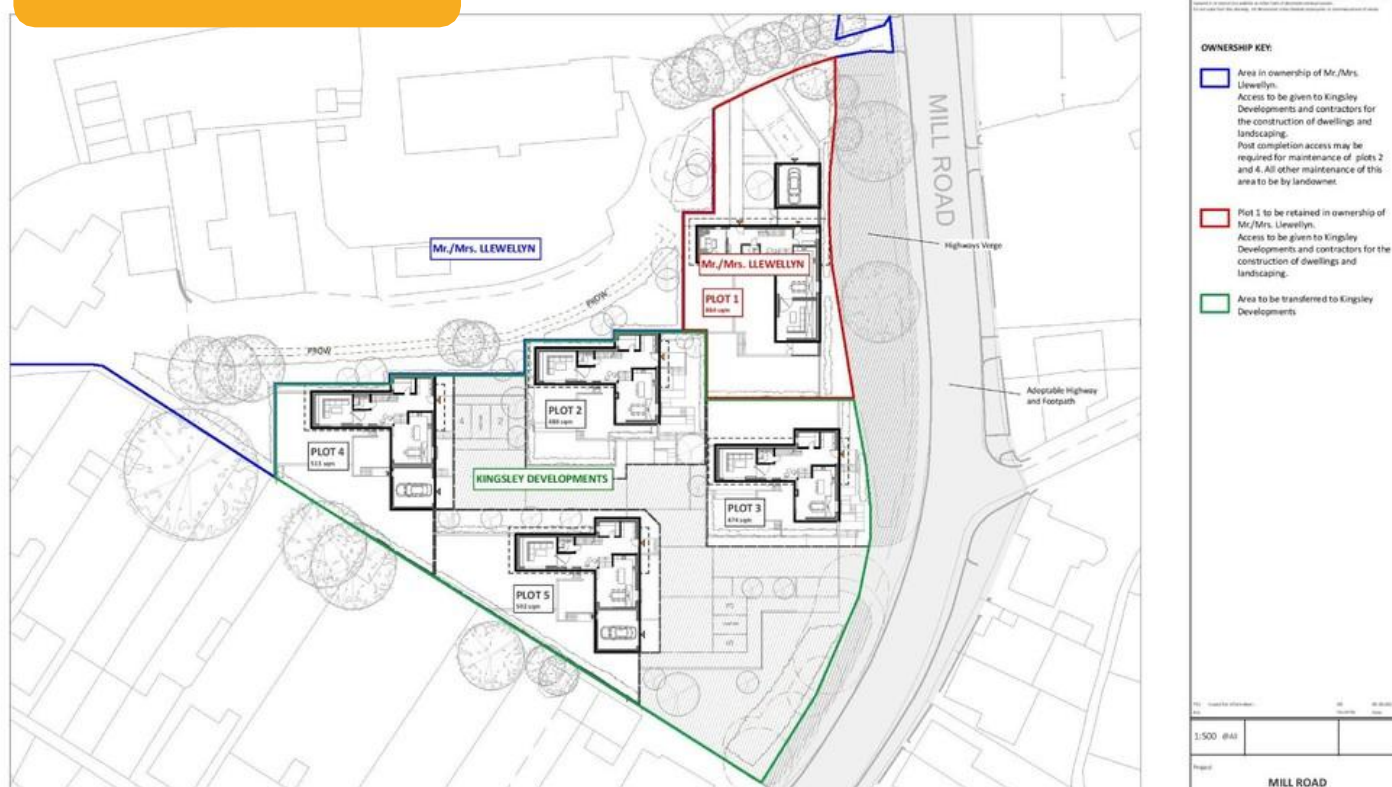


Guide Price

£375,000



Building Plot / Land



Property Description

MGY are pleased to offer this superb residential development opportunity comprising four building plots situated on the outskirts of Cardiff on Mill Road, Tongwynlais. The proposed development is offered with FULL PLANNING PERMISSION (subject to signing the S106) (planning no. 21/01258/MNR) for four contemporary detached dwellings of over 2,300 sq.ft. with driveway and two with garage, but the site previously had outline planning for four traditional style properties. The site measures approximately 0.8 acres (0.32 hectares) and there may be an additional plot (plot 1) available by separate negotiation. We are advised of the additional Section 106 payment circa £214,000 in addition to the asking price. Four plots to be sold together, not individually. Full suite of technical drawings available on request. For further information please contact our Radyr branch.

Tenure Freehold

Council Tax Band N/A

Floor Area Approx N/A

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is in the popular village of Tongwynlais which is well situated for links to the A470 and M4 motorway. Local amenities include a shop, chemist, golf club, primary school, public houses and hairdressers. Tongwynlais is also within proximity to Castell Coch and the Taff Trail. Catchment for Whitchurch, Radyr, Bishop of Llandaff Secondary schools.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

PLANNING INFORMATION

Full information can be found at planning application:
21/01258/MNR.

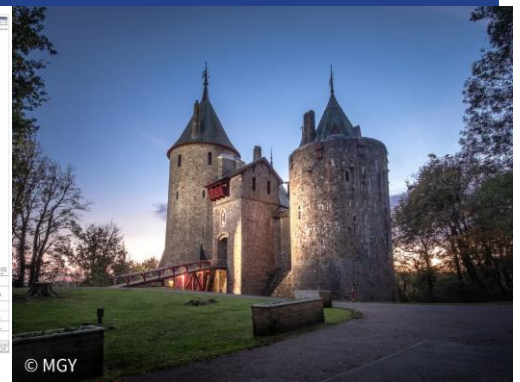
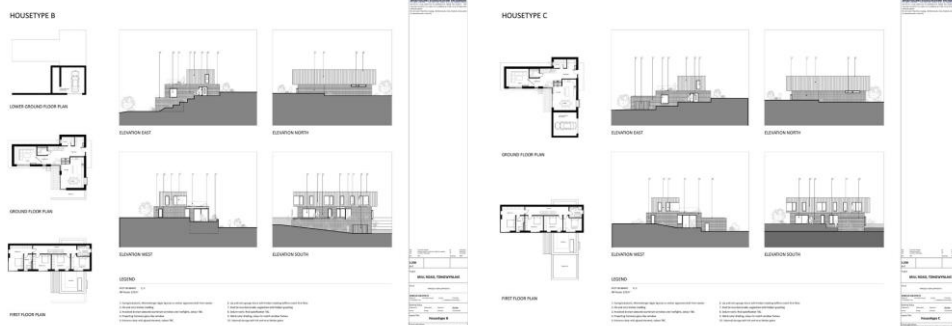
or click the following council planning website link:

https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?keyVal=_CARDIFF_DCAPR_135258&activeTab=summary

TENURE

Freehold

Mill Road, Tongwynlais, Cardiff, CF15 7JP



Project Name	Mill Road
Client	Kingfisher Developments
Architect	MGY Architects
Drawn by	MGY Architects



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.