



RAVENSBROOK
MORGANSTOWN
CARDIFF CF15 8LT

OFFERS IN EXCESS OF
£500,000



**DEVELOPMENT OPPORTUNITY FOR
3 POTENTIAL BUILDING PLOTS**

TENURE: FREEHOLD

COUNCIL TAX BAND: N/A

SITE AREA APPROX: 0.48 ACRES

VIEWING: STRICTLY BY APPOINTMENT

DESCRIPTION

**** DEVELOPMENT OPPORTUNITY ** POTENTIAL BUILDING PLOTS **** An opportunity to acquire this potential development site of approximately 0.48 acres (0.19 ha) with pre-application approval for 3no. four bedroom detached homes (PA/19/00029/MNR). The proposed dwellings measure approximately 1100 sq.ft. and are approached via a private access road off Ravensbrook, Morganstown. No services have been tested. Nearby Radyr village offers a range of amenities and restaurant/bars, with Pughs Garden Centre and The Tynant Public House within short walking distance. Great access to the A470, M4 Motorway and Taff Trail, plus regular bus service and sought after primary and secondary schools. Proposed Section 106 contribution of £85,991. Further information available on request.

LOCATION

The property is situated in the popular Morganstown area of Cardiff. Local amenities include a public house, garden centre, hairdresser and regular bus service to and from the city centre. The M4 motorway and A470 links are nearby. The Taffs Trail is also a short walk away with cycle path and numerous walks.

ADDITIONAL INFORMATION

There is a proposed Section 106 contribution of £85,991. No services have been tested - we advise prospective buyers to make their own enquiries. We are advised that the access lane has been purchased by the owner, which is accessed via the north of Ravensbrook.

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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