

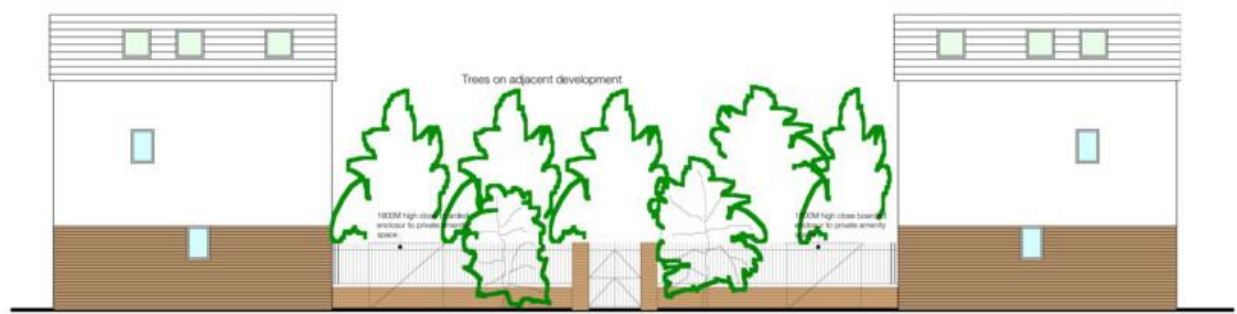


LAND TO REAR OF
MACKINTOSH PLACE
ROATH
CARDIFF CF24 4RN

OFFERS IN EXCESS OF
£199,950

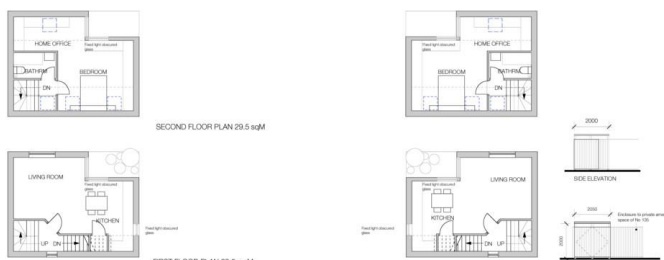


WEST ELEVATION



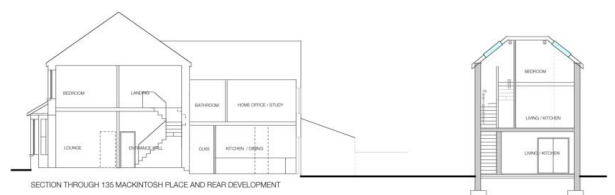
EAST ELEVATION

MATERIALS OF CONSTRUCTION



SECOND FLOOR PLAN 29.5 sqm

FIRST FLOOR PLAN 32.5 sqm



SECTION THROUGH 135 MACKINTOSH PLACE AND REAR DEVELOPMENT



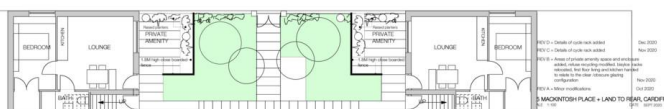
SOUTH / ELEVATION



NORTH / ELEVATION



NORTH / SOUTH ELEVATION



BUILDING PLOT / LAND

**** INVESTMENT/DEVELOPMENT OPPORTUNITY ** FULL PLANNING PERMISSION **** MGY are pleased to offer this parcel of land for sale, with full planning permission (planning no.20/00822/MNR) for the construction of 4no. new dwelling units consisting of 2no. flats and 2no. maisonettes on the land to the rear of 133-143 Mackintosh Place, Roath. The land is situated in a popular area within Roath, and offers an ideal investment or development opportunity. All units will benefit from outdoor space. Access is via no. 135 Mackintosh Place with the freehold being offered for sale by the current owner. No services have been tested. Further information available on request.

TENURE: FREEHOLD

COUNCIL TAX BAND: N/A

SITE AREA APPROX: 0.53 ACRES (0.21 HA)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

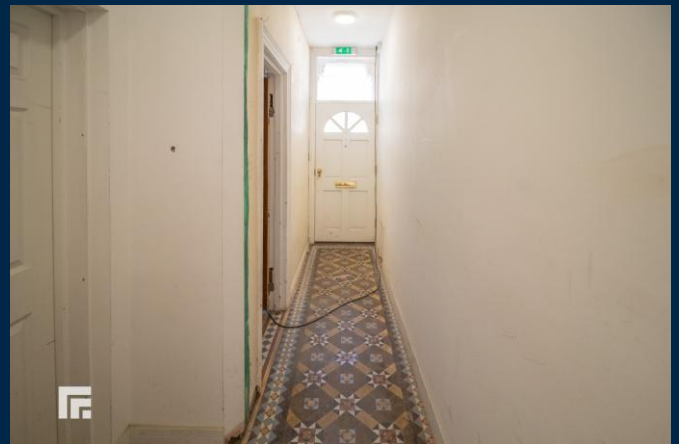
Roath is a lively, diverse neighbourhood just northeast of Cardiff city centre, known for its creative vibe, independent cafés, and cultural mix. It's home to the scenic Roath Park and Lake, bustling streets like Albany and City Road, and a thriving arts scene. Popular with students, families, and young professionals, Roath offers a perfect blend of green spaces, global cuisine, and community spirit-all just minutes from the city.

SERVICES

No services have been tested but we advised that gas, electricity, water, and sewer were all present on site prior to demolishing of the historical building (Cardiff Rifle Club) which used to occupy the entire plot. This included 2 toilets, gas powered furnace, as well as mains powered lights and fixtures throughout.

ADDITIONAL INFORMATION

The site is accessed via a pedestrian access via no. 135 Mackintosh Place, with the freehold being in the same ownership and will be included in the sale of the land. The vendor may consider selling an apartment in no. 135 which increases the investment potential - please contact us for further information.



RADYR 029 2084 2124

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



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