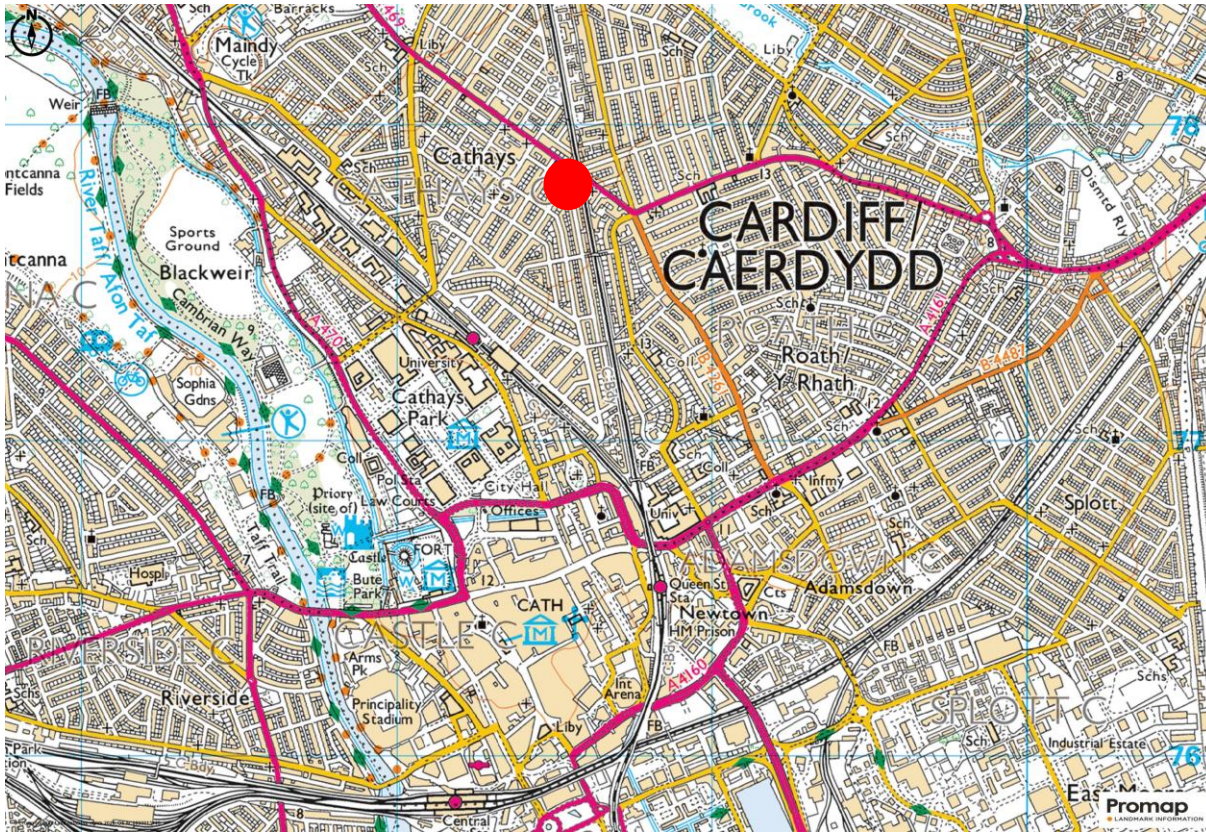


For Sale



110 Harriet Street, Cardiff
12-Bed HMO Development Opportunity





Location

Cardiff is the Capital City of Wales and has an estimated population of 383,000 with a further 1.2 million within a 45-minute travel time. The city is the commercial, cultural and retail centre for Wales.

Harriet Street occupies a prime position within Cathays, Cardiff's most established student location, renowned for its strong demand for shared accommodation and excellent access to Cardiff University and local amenities.

Cardiff City Centre, with its wide range of amenities, is located approximately 2.3 miles to the South.

The property is well served by public transport, with regular bus services to the City Centre and good accessibility to Cathays train station located 0.5 mile away.

The Opportunity

- Attractive HMO development opportunity in a prime student location.
- The building has planning consent for two six-bed HMO's.
- The property will be sold with vacant possession.
- Situated in a popular residential area just off Crwys Road, benefiting from a range of nearby cafés, restaurants and local amenities.
- We are instructed to seek offers in the region of £599,999.



Cathays is the most prominent student neighbourhood within Cardiff.



Within minutes' walk of local shops and amenities on Crwys Road and Albany Road.



An 11-minute walk to Cathays Station.



Blackweir Fields, Cardiff University, Cathays Railway station, Cardiff Castle and Cardiff City Centre are within a 10-minute cycle time.

Description

The property comprises a single storey, semi-detached building extending to approximately 2,180 sq ft and sits on a site of circa 0.08 acres.

The building has historically been used for community and charitable purposes, providing open plan space suitable for assembly, together with ancillary space.

Planning consent has been granted for the conversion of the property to two Houses in Multiple Occupation (HMOs), each comprising six bedrooms with shared kitchen and living facilities.



Planning

Planning application reference – 25/02548/FUL

Proposal - Conversion of Church Hall to 2 No. of Class C4 House in Multiple Occupation with two storey side extension and other alterations; and a detached Coffee Shop Kiosk.

Decision – Permission Granted (22 April 2026)

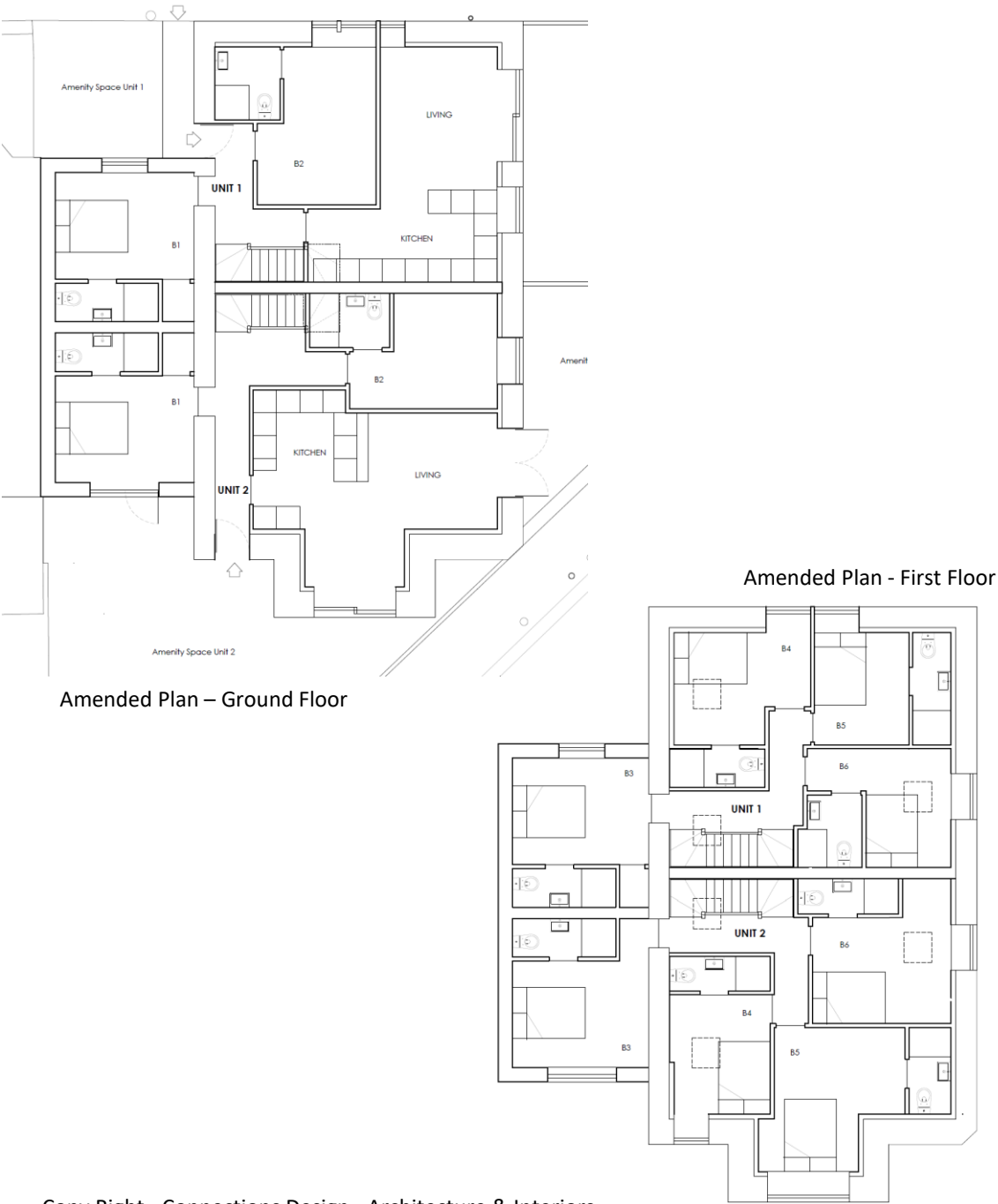
Planning application reference – 24/00162/FUL

Proposal – Demolition of existing church building and construction of Aparthotel (Class C1) with ground floor food and drink (Class A3) and community space (Class D1) and all associated development.

Decision – Permission Granted (22 Apr 2025)

Accommodation Schedule

Room ID	Type	Sq. m	Sq. ft	Quantity
Bedroom 1	1 Bed	13.5	145	2
Bedroom 2	1 Bed	13.5	145	2
Bedroom 3	1 Bed	13	140	2
Bedroom 4	1 Bed	13.5	145	2
Bedroom 5	1 Bed	14	151	2
Bedroom 6	1 Bed	13	140	2
Lounge/Kitchen	Lounge/Kitchen	26	280	
Coffee Shop Kiosk	-	-	-	
Total				12 Beds



Copy Right - Connections Design - Architecture & Interiors
*Floor plans shown are updated from the consented scheme

Tenure

The property is held Freehold under Title Number WA853270.

VAT

The property is not elected for VAT.

AML

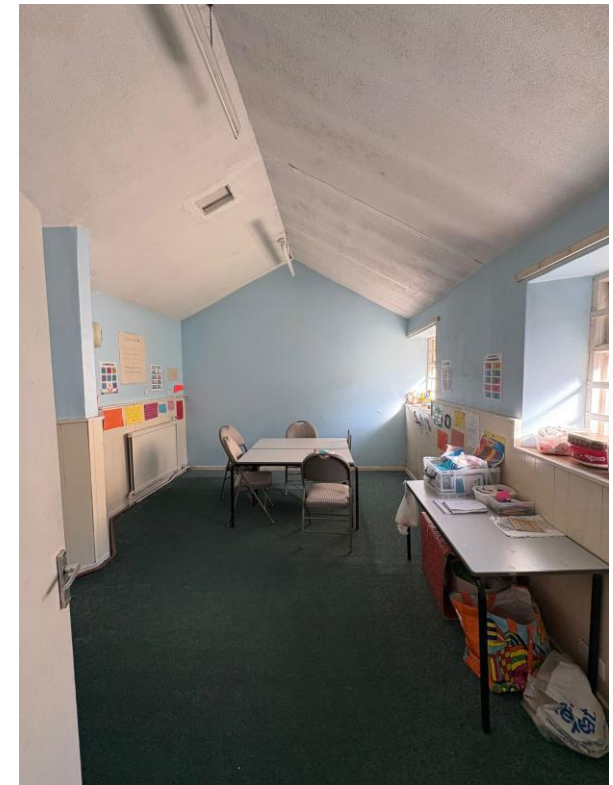
A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

Offers

We are seeking offers in the region of £599,999 for the freehold interest of the property.

Information Pack

Access to the Information pack is available on request.



Viewings

The property may be inspected by appointment only with Knight Frank

Contact

For further information, or to arrange a viewing, please contact the sole agents

EDWARD THOMAS

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07483 154168

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GARETH WATTS

Associate

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(2) Images: Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

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2nd July 2026