

**FOR SALE FREEHOLD – GUIDE PRICE: £325,000 PLUS VAT**  
***\*ONLY UNCONDITIONAL OFFERS WILL BE CONSIDERED\****  
**RESIDENTIAL DEVELOPMENT OPPORTUNITY OPPOSITE**  
**THE UNICORN INN, CHURCH ROAD, OLD ST. MELLONS,**  
**CARDIFF, CF3 6YA**



- Situated in a highly desirable area around 4 miles north east of Cardiff city centre
- Full planning permission has been obtained for the erection of 2 detached dwellings
- Total site size of around 0.84 of an acre
- The sale of individual plots will be considered
- Likely to be of interest to local/regional developers, builders, self builders and investors

## Location

The development site is located in Pontprenneu, St. Mellons which is a highly desirable area around 4 miles north east of Cardiff city centre and 700 metres south of the Cardiff Gate junction of the M4 motorway.

It is situated opposite The Unicorn Inn pub and is accessed via Church Road. The surrounding area comprises of mainly new build residential development and St. Ederyn's Church. Cardiff Gate Retail Park is also located nearby and includes of a number of national retailers.

Full planning permission has been obtained for the following:

Plot 1	Detached	3 bed	183 sq m	1,967 sq ft
Plot 2	Detached	3 bed	180 sq m	1,933 sq ft

The site represents an exciting opportunity to create an attractive residential scheme and is likely to be of interest to local/regional developers, builders, self builders and investors.

The sale of individual plots will also be considered.

## Tenure

Freehold. The site forms part of the pub's title and will be separated at the point of sale. The demise of the site is shown for guidance purposes on the Site Plan included on page 4 and outlined in red.

## Local Authority

Cardiff Council, County Hall, Atlantic Wharf, Cardiff, CF10 4UW.

Full planning permission has been granted for the erection of two 3 bedroom detached dwellings.  
Planning Application Ref: 18/01576/MNR.

## Highways

Purchasers are advised to satisfy themselves of the specification of the Highways works.

## Site Plans and Associated Documents

The site plans and full details of the planning application is available upon request or can be found on the Council's website:

<https://www.cardiffidoxcloud.wales/publicaccess/applicationDetails.do?activeTab=documents&keyVal=ZZZHXLECDR458>

## CIL & S106

We understand that there is no Community Infrastructure Levy or S106 payable, but purchasers should rely on their own enquiries.

## Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

## VAT

VAT will be applicable on the sale of the site.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries

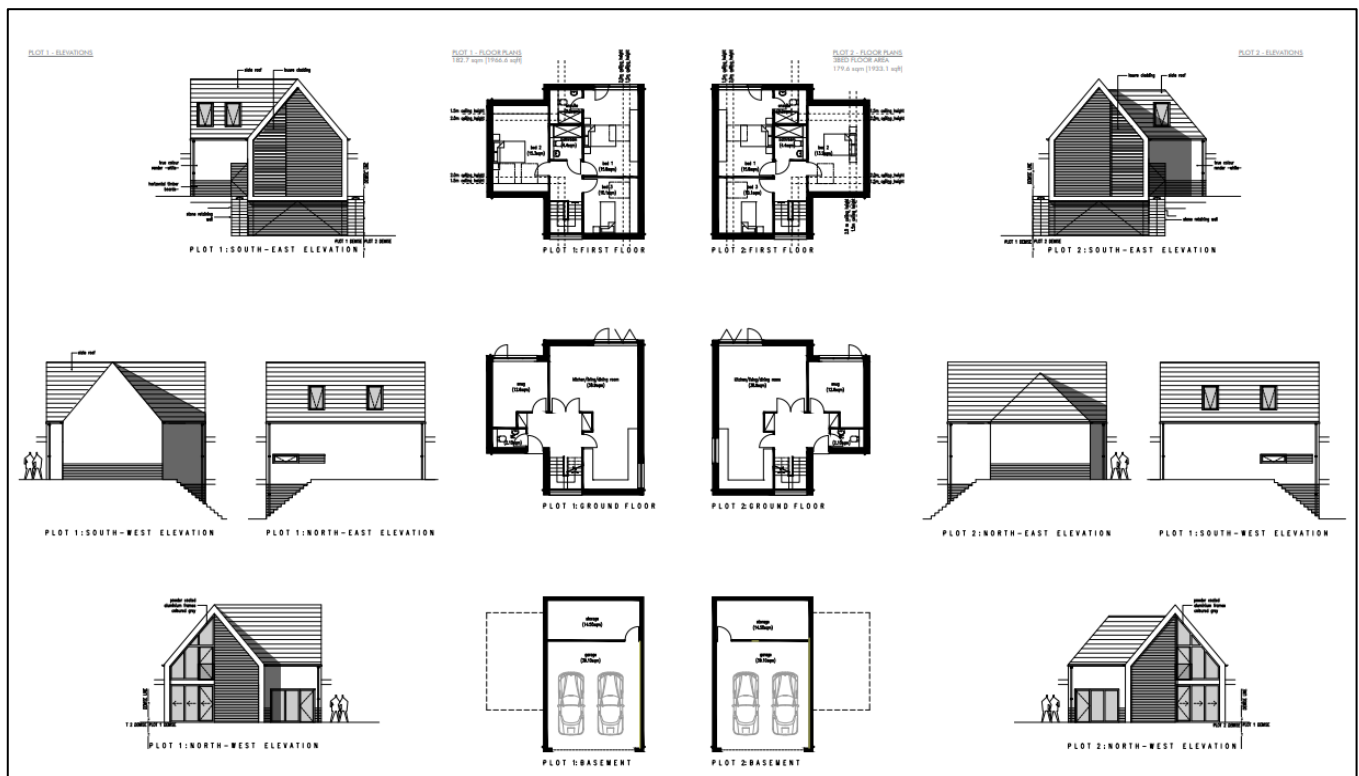


Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk

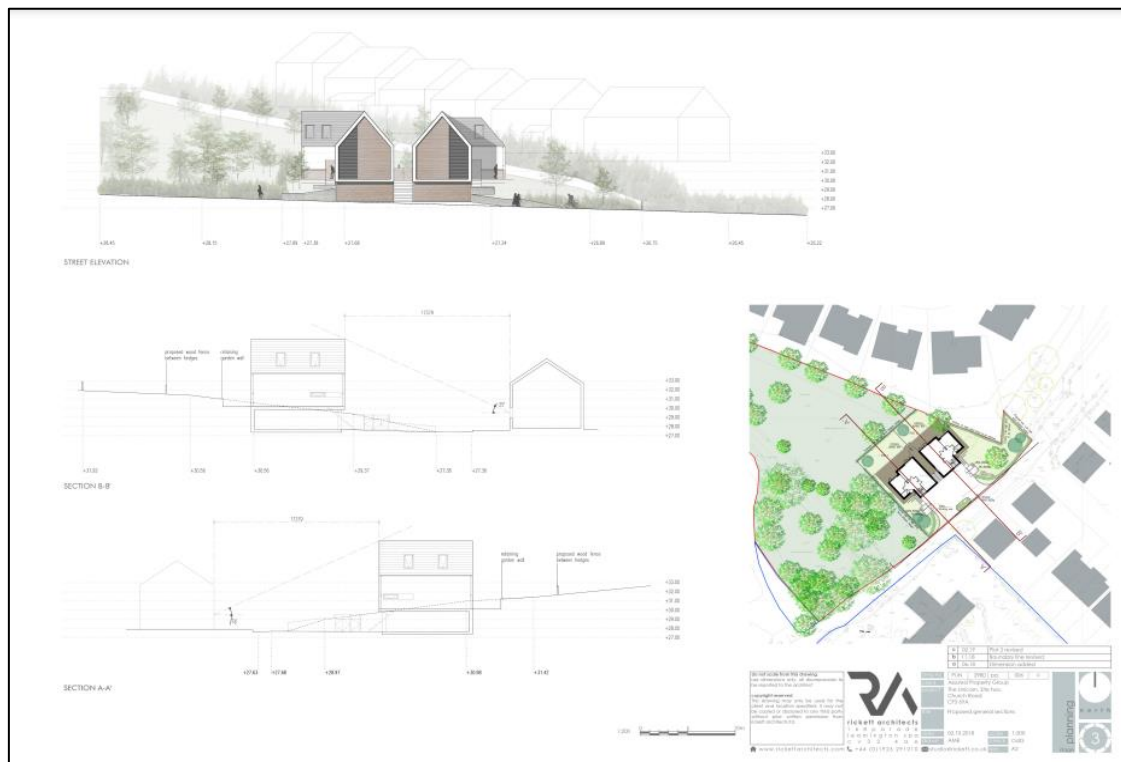


Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtsccommercial.co.uk

## Proposed Plans and Elevations

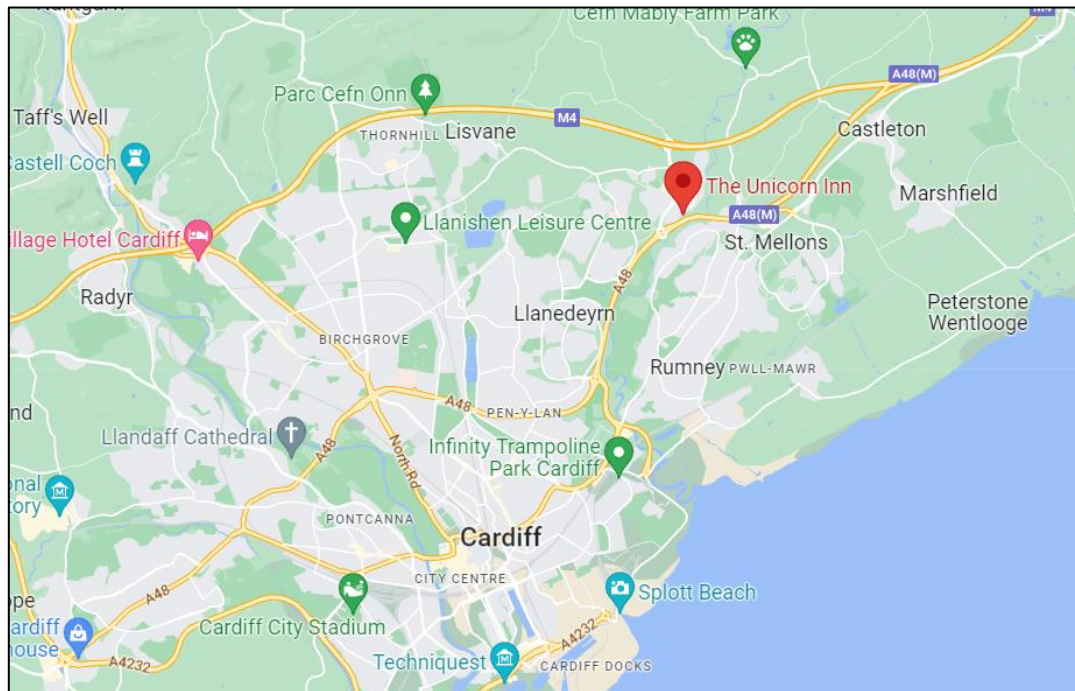


## Proposed General Sections





## Location Plan



## Site Plan



### Important notice

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## Our Services & Offices

