



37 – 39 Birchgrove Road, Birchgrove, Cardiff, CF14 1RR

Fully Consented Development Site (No S106 or Affordable Contributions)

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Location

Birchgrove is an affluent and popular area of North Cardiff benefitting from excellent transport links and local amenities. Birchgrove Primary school is within a very short walk of the site which is located on the south side of Birchgrove Rd.

Other amenities within the area include Birchgrove Post Office, the Birchgrove Pub and a number of convenience food and takeaway outlets including a Co-op Food Store.

The University Hospital of Wales (Heath Hospital) is located just 1.4 miles to the east of the site and Cardiff City Centre is approximately 2.6 miles to the south.

Manor Way is a main arterial route in & out of Cardiff City Centre.

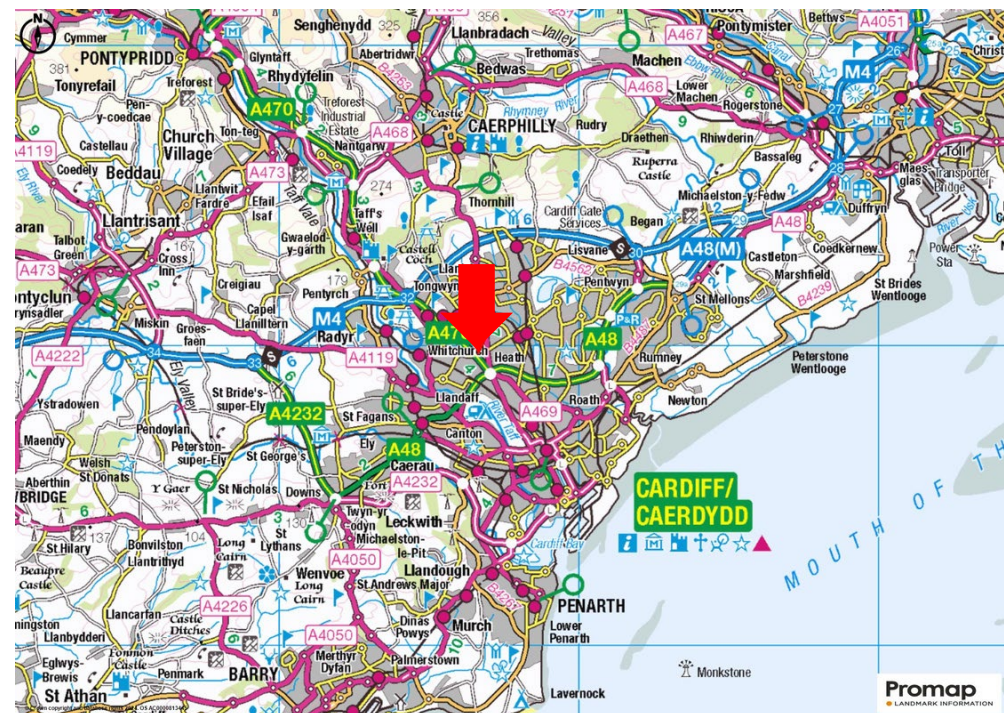
Description

The property is a level irregular shaped parcel of brownfield land extending to c.0.27 acres (0.11 hectares) and is currently occupied by a number of derelict retail and industrial warehousing units.

The property has been vacant for over 10 years and prior to receiving planning, was most recently operated as a warehouse and retail outlet for Majestic Wines.

The site adjoins other residential dwellings and the boundary of the site comprises a mix of masonry brick wall and fencing.

Access to the site can be obtained from either Birchgrove Road via a dropped curb or alternatively there is a further vehicle access point off Richs Rd to the east.



Planning and Technical Information

PLANNING

Full planning permission (planning ref: 21/01370/MNR) was granted by Cardiff Council on 16 November 2023 for the demolition of the existing retail and industrial units and the construction of 5 residential dwellings (2 x 2 beds and 3 x 4 beds).

The 5 residential dwellings proposed are a mix of 2-storey and 2.5-storey and comprise one pair of semi-detached and a terrace of three houses. Each dwelling will have a private garden. To the rear, there is singular vehicle access off Richs Road which leads to 9 car parking spaces.

There are no affordable housing requirements or S106 financial contributions attached to the permission.

Copies of the decision notice and other planning documents are available in the information pack.

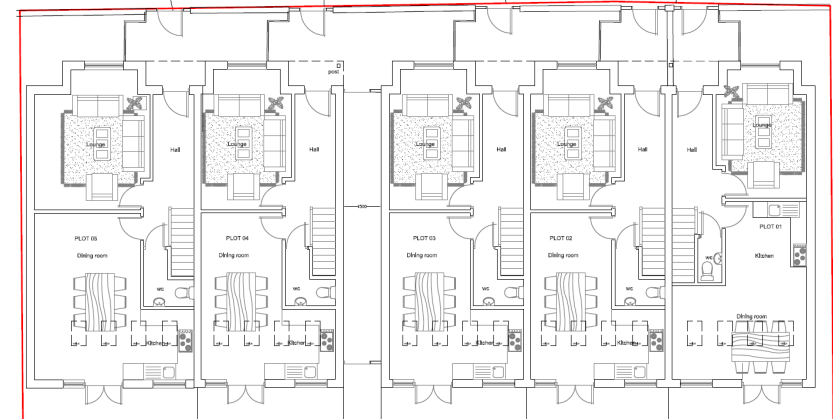
TECHNICAL INFORMATION

A Data File has been collated and is available to interested parties. The File contains planning documents, including floor plans, design & access statement, further photos and drainage plans.

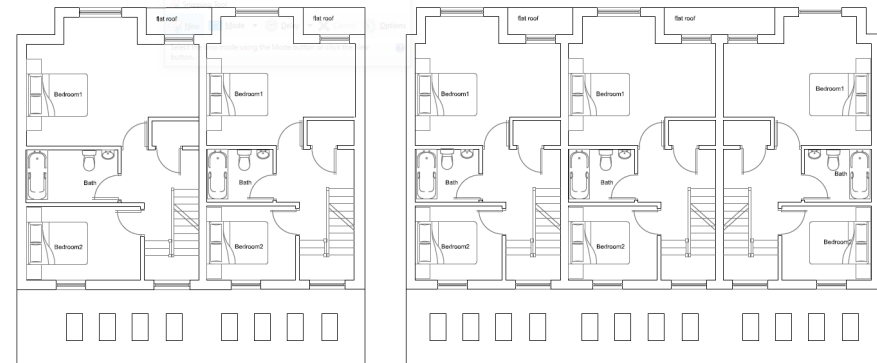
VIEWINGS

Viewings of the property are strictly by appointment with the sole agents Avison Young. Please contact us using the details on the final page.

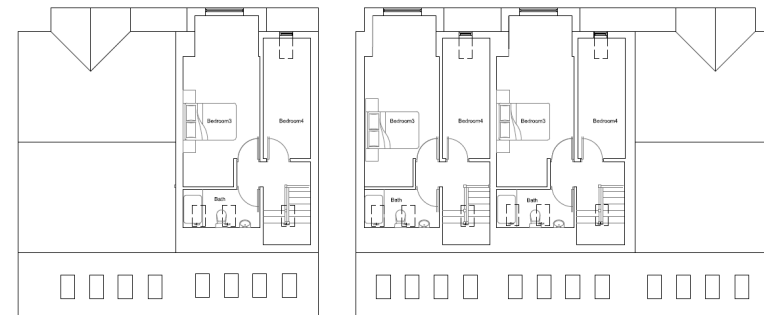
Ground Floor Layout



First Floor Layout



Second Floor Layout



Information

Method of Sale

The property is for sale via informal tender seeking bids on an unconditional basis only.

Legal and Professional Costs

Parties will be responsible for their own legal and professional costs associated with this transaction.

Utilities

We understand that the property is connected to electricity, gas, water and broadband, however prospective purchasers must satisfy themselves that sufficient capacity is available.

Tenure

The Freehold of the site is for sale.

VAT

The property is not elected for VAT.



For Further Information or to arrange a viewing, please contact:

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