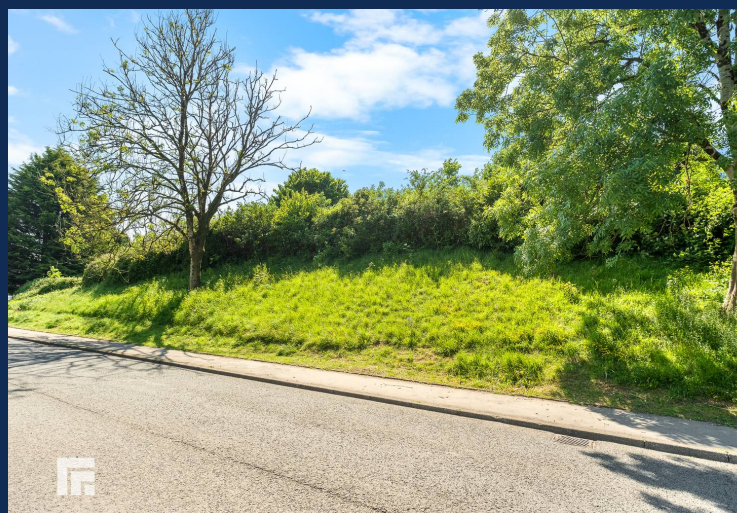




Land Off, Mill Road, Tongwynlais

£375,000 Freehold

MGY are pleased to offer this superb residential development opportunity comprising **four building plots** situated on the outskirts of Cardiff on Mill Road, Tongwynlais, The proposed development is offered with FULL PLANNING PERMISSION (subject to signing the S106) (planning no. 21/01258/MNR) for four contemporary detached dwellings of over 2,300 sq.ft. with driveway and two with garage, but the site previously had outline planning for four traditional style properties. The site measures approximately 0.8 acres (0.32 hectares). We are advised of the additional Section 106 payment circa £214,000 in addition to the asking price. Four plots to be sold together, not individually. Full suite of technical drawings available on request. For further information please contact our Radyr branch.

LOCATION

The property is in the popular village of Tongwynlais which is well situated for links to the A470 and M4 motorway. Local amenities include a shop, chemist, golf club, primary school, public houses and hairdressers. Tongwynlais is also within proximity to Castell Coch and the Taff Trail. Catchment for Whitchurch, Radyr, Bishop of Llandaff Secondary schools.

PLANNING INFORMATION

Full information can be found at planning application: 21/01258/MNR. or click the following council planning website link: [https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?](https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?keyVal=_CARDIFF_DCAPR_135258&activeTab=summary)

[keyVal=_CARDIFF_DCAPR_135258&activeTab=summary](https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?keyVal=_CARDIFF_DCAPR_135258&activeTab=summary)

The site previously had outline planning for four traditional detached dwellings (plans shown).

TENURE

Freehold

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.





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



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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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