

RESIDENTIAL DEVELOPMENT SITE **WITH RESOLUTION TO GRANT OUTLINE PLANNING CONSENT** **FORMER BT OFFICES, CORYTON, CARDIFF**



FOR SALE

Approx 10 ac (4.05 ha) of which
approx 6.4 ac (2.59 ha) developable

On the instructions of



**COOKE &
ARKWRIGHT**

029 20 346346

www.coark.com

LOCATION

The property lies on the western side of Pendwyallt Road, Coryton on the northern edge of Cardiff. It is close to junction 32 of the M4 and also to Coryton railway station which gives access to both Queen Street and Central Stations in Cardiff. It is well located for schools, shops and leisure facilities such as the Village Hotel, Hollybush Inn, Whitchurch Golf Course and the Taff Valley Recreational areas.

DESCRIPTION

The site lies on the high ground overlooking the Taff Valley and the Forest Farm Nature Reserve area. It currently accommodates the former BT office buildings together with a large area of open parking and landscape grounds. The site being offered for sale totals approximately 10 acres (4.05 hectares) and its boundaries are approximately indicated on the photograph overleaf. The rear part of the site is part of the historic Coryton House garden and this area, as is clear from the background planning information, is not considered as developable. Thus approximately 6.4 acres (2.59 hectares) is available with resolution to grant outline planning consent for residential development.

ACCESS

Access to the site will be available from the existing vehicular access on the lower part of the frontage to Pendwyallt Road. The future access arrangements are detailed in the Town Planning Information Pack (See 'Further Information' below for details).

TENURE

Freehold. Please refer to the Legal Pack for further information.

OFFERS

Offers on a subject to contract basis are invited by the closing date as indicated on the attached letter.

FURTHER INFORMATION

A detailed sales pack of information containing large scale plans, site survey, servicing details, planning information and the disposal process as well as a title summary can be obtained from the selling agents on payment of £50 (inc. VAT). The cheque is to be made out to Cooke & Arkwright.

FOR FURTHER DETAILS

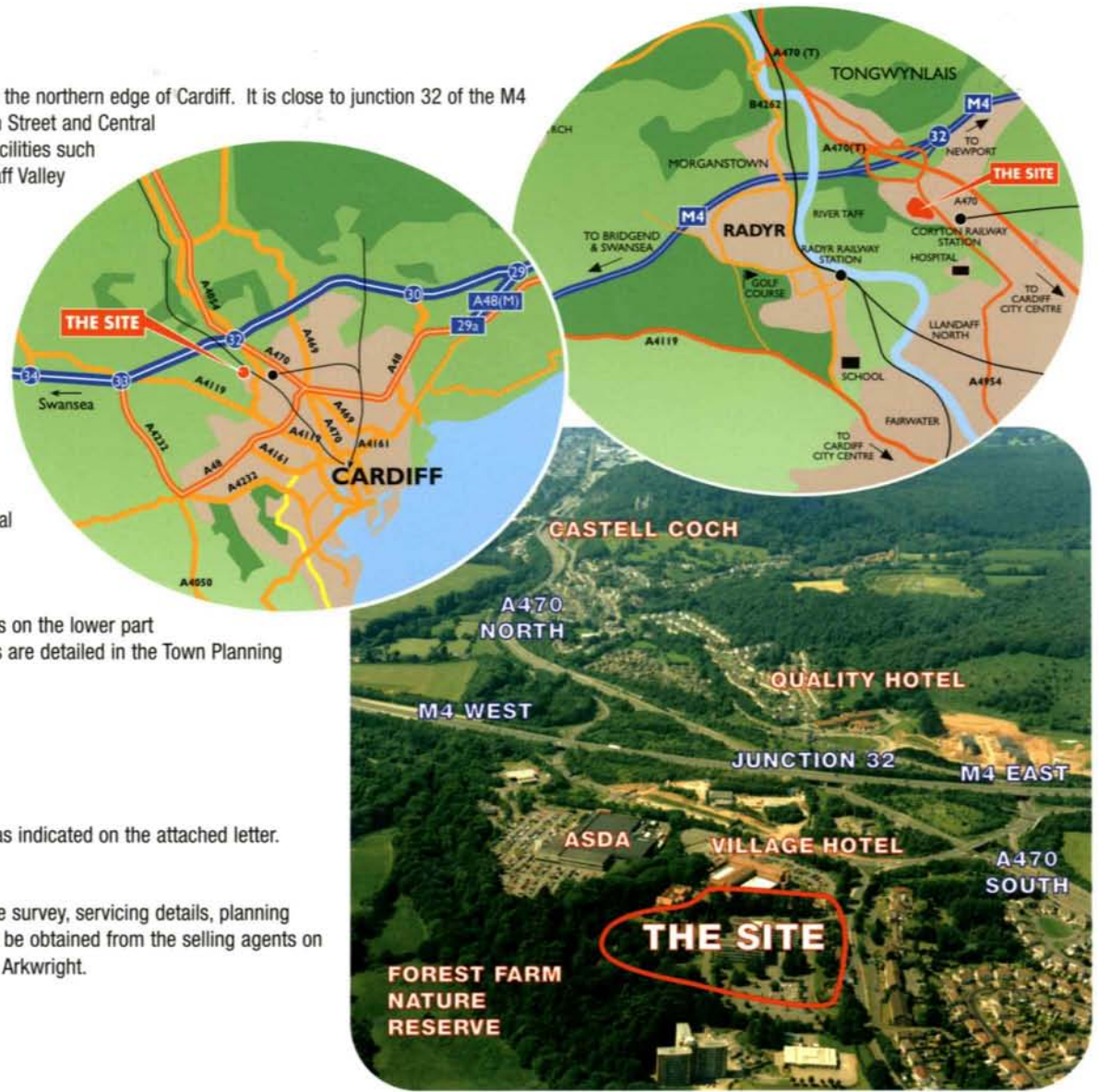
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