



**CLIVE LANE (R/O CLIVE STREET), GRANGETOWN, CARDIFF
RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO OBTAINING THE
APPROPRIATE PLANNING PERMISSION) – 2.3822 HECTARES (5.886 ACRES)**

LOCATION:

The land is situated to the rear of Clive Lane, behind Clive Street in the Grangetown area of Cardiff. It is adjacent to the Cardiff Bay Retail Park and next to the large Ikea Store.

DESCRIPTION:

The parcel of land comprises a section of dismantled railway and comprises an embankment which, in order to facilitate redevelopment in the event of planning permission being obtained, will need to be removed or substantially reduced.

The vendor has the benefit of an option to purchase (for a limited period) an adjacent residential property known as 132 Clive Street which is capable of assignment to the successful purchaser of the land.

SITE AREA:

The site is approximately 2.3822 hectares (5.886 acres).

TENURE:

Freehold with vacant possession on completion.

TERMS:

The land is for sale by private treaty. Offers are invited either on a conditional or unconditional basis.

VAT:

VAT will apply to the sale.

FURTHER INFORMATION:

A CD is available for £25 plus VAT (payable to Cooke & Arkwright) which includes further background information, including a topographic plan (CAD), a draft transfer and sales plan, ground investigation, commentary on access options, copy of the Option to Purchase in respect of 132 Clive Street and report on demolition.

REF:

ARG/34821 – December 2006



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