

# Former Camp Site

# LOT 7

## Rhydlafer, Pentyrch, Cardiff



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### LOCATION

The Former Camp Site is located in the countryside to the west of Cardiff about one mile from each of the villages of Radyr, Pentyrch and Capel Llanilltern. The land is divided into two parcels by the M4 motorway. The southern parcel adjoins the site of the former Rhydlafer Hospital which has recently been redeveloped with new housing.

To find the land, leave the M4 at junction 34 and take the road to Llantrisant. Within ½ mile at the traffic lights by the Castell Mynach turn right onto the A4119 towards Cardiff and continue through Groesfaen for about 5 miles. After crossing over the M4 take the next turning left to Pentyrch. The property will be found after about ¼ mile on the left hand side of the road opposite the entrance to De Couceys Restaurant.

### DESCRIPTION

The Former Camp Site was used during World War II in association with the neighbouring Rhydlafer Hospital but since then has fallen into disuse and has reverted to nature. The site now forms an attractive amenity and conservation area comprising of naturally regenerated mixed broadleaf woodland and extending in total to about 3.94 hectares (9.75 acres).

### DEVELOPMENT CLAWBACK

The sale will be subject to a development clawback at 50% of the uplift in value arising on the grant of planning permission for development within 25 years of the date of sale. Full details are set out in the Legal Pack.

### TENURE

The land is a freehold interest.

Dwr Cymru Welsh Water have an agreement to occupy a small part of the site for use for a temporary pumping station. The rent payable is £500 per year.

There are electricity cables crossing over the southern parcel.

The remainder is sold with the benefit of vacant possession.

### LOCAL AUTHORITY

Cardiff County Council, County Hall, Cardiff, CF10 4UW. Tel: 02920 872000.

### PLANNING

Prospective purchasers should conduct and rely upon their own planning enquires if development is contemplated.

### VIEWING

Please contact Cooke & Arkwright regarding the viewing arrangements.

### LEGAL PACK

The Special Conditions that apply to this Lot are set out in the Legal Pack which is available at a charge of £20 from either Cooke & Arkwright or the Sellers Solicitor: Larby Williams, The Pavillion, 60 Eastgate, Cowbridge, CF71 7AB. Tel: 01446 775535 (FAO: Mrs Judy Holley) Please check on the day of the Auction for any variation in the Special Conditions or Particulars of Sale.

**COOKE & ARKWRIGHT**

**029 20 346346**

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