LAND AT CRWYS ROAD/ ALEXANDER STREET
Cathays, Cardiff, CF24 4NJ

Key Highlights
• High density housing location close to city centre, University Hospital of Wales and Cardiff University.
• Cleared site with previous planning permissions.
• Preliminary plans for 83 bed student scheme available.
• Potential for flatted development including build to rent, PRS or student accommodation.
• Freehold for sale on a subject to planning basis.
The extent of the available property is shown edged red on the attached plan. The site comprises a range of single and two storey buildings, formerly a parish hall and workshops fronting Crwys Road with a lower level open yard having access from Alexander Street.

**Location**
Crwys Road is a principal thoroughfare leading through Cathays to the city centre. The immediate area features a range of leisure and retail facilities along Crwys Road. Cardiff City Centre is 1 mile to the south. This area features high density terraced Victorian housing providing a source of rental accommodation for students and professionals.

**Planning**
Planning consent for residential development of 14 flats was granted on appeal under reference APP/Z6815/A/06/1198700. This permission was not implemented.

Full planning permission under reference 07/00891/C was granted on 11 February 2008, details of this application can be found on the planning portal.

The proposed development comprised a 5 storey block of 16 flats comprising 2 No 2 bed flats and 14 No 3 bed flats (total 46 bedrooms) with 16 on-site car parking spaces.

The vendor has commissioned architects to prepare preliminary drawings for a scheme of 83 bed student accommodation in clusters with common rooms. No planning application has been submitted at this time. These drawings are available on written request and it should be noted that these drawings are subject to copyright.

**Terms**
Offers are invited.

The owner is willing to consider offers subject to the receipt of planning consent for an agreed scheme subject to the payment of a deposit. The vendor will also consider unconditional offers for the site.

**VAT**
The vendor reserves the right to charge VAT on the transaction.

**Tenure**
Freehold

**EPC**
Not required due to previous planning permissions for re-development.

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