

# BUILDING PLOT

# FOR SALE

## RESIDENTIAL PLANNING CONSENT

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

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Particulars



## LAND ADJOINING 8 PERROTT STREET TREHARRIS MID GLAMORGAN CF46 5ET

- Planning for Four self-contained flats
- Undercroft parking
- Close to A470 dual carriageway

**Contact: 029 2062 1162**

## LOCATION

The property is located on Perrott Street in the centre of Treharris, 12 miles north of Cardiff via the A470 from J32 of the M4.

From the A470 take the A472 then the A4054 through Quakers Yard turning right into the B4254 and locate Mary Street. Follow Mary Street around and this runs into Perrott Street.

The location is one of mixed uses occupied by local businesses and a public library. Further east Perrott Street turns into Fox Street where there is located a branded convenience store, pharmacy, betting office amongst others.

## DESCRIPTION

The property comprises a building plot over ground and lower ground levels with planning consent for four flats.

The plans accompanying the consent (P07/04630 depict parking and storage on the lower ground floor with two 2 bed flats on the ground floor and two 1 bed flats on the first and second floors.

Plans and the consent are available upon request.

## ACCOMMODATION

The site has a floor area of approximately 318 sq m (3,430 sq ft) with a frontage of 25.5 m (83') and depth of 12.5 m (41').

## TERMS

Freehold with vacant possession.

## PRICE

£90,000, subject only to contract.

## VAT

Payable where applicable at the prescribed rate.

## LEGAL COSTS

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

## VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact Commercial Agency at;

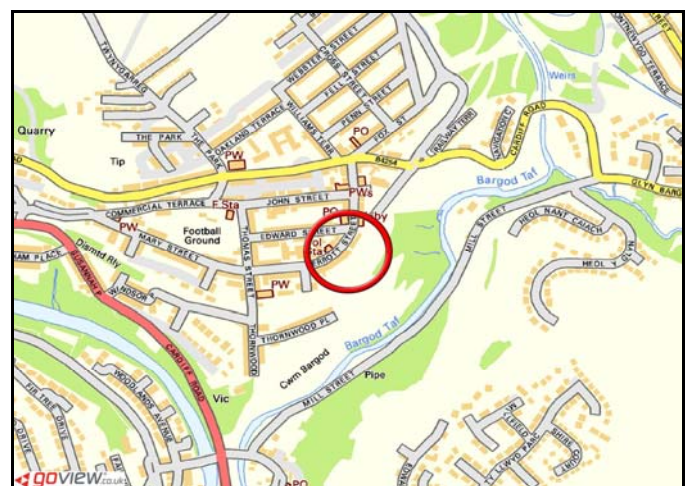
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Subject to contract and availability.



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