

Retail/Leisure Development Land Newport Road

Newport Road, Rumney, Cardiff, CF3 3XG



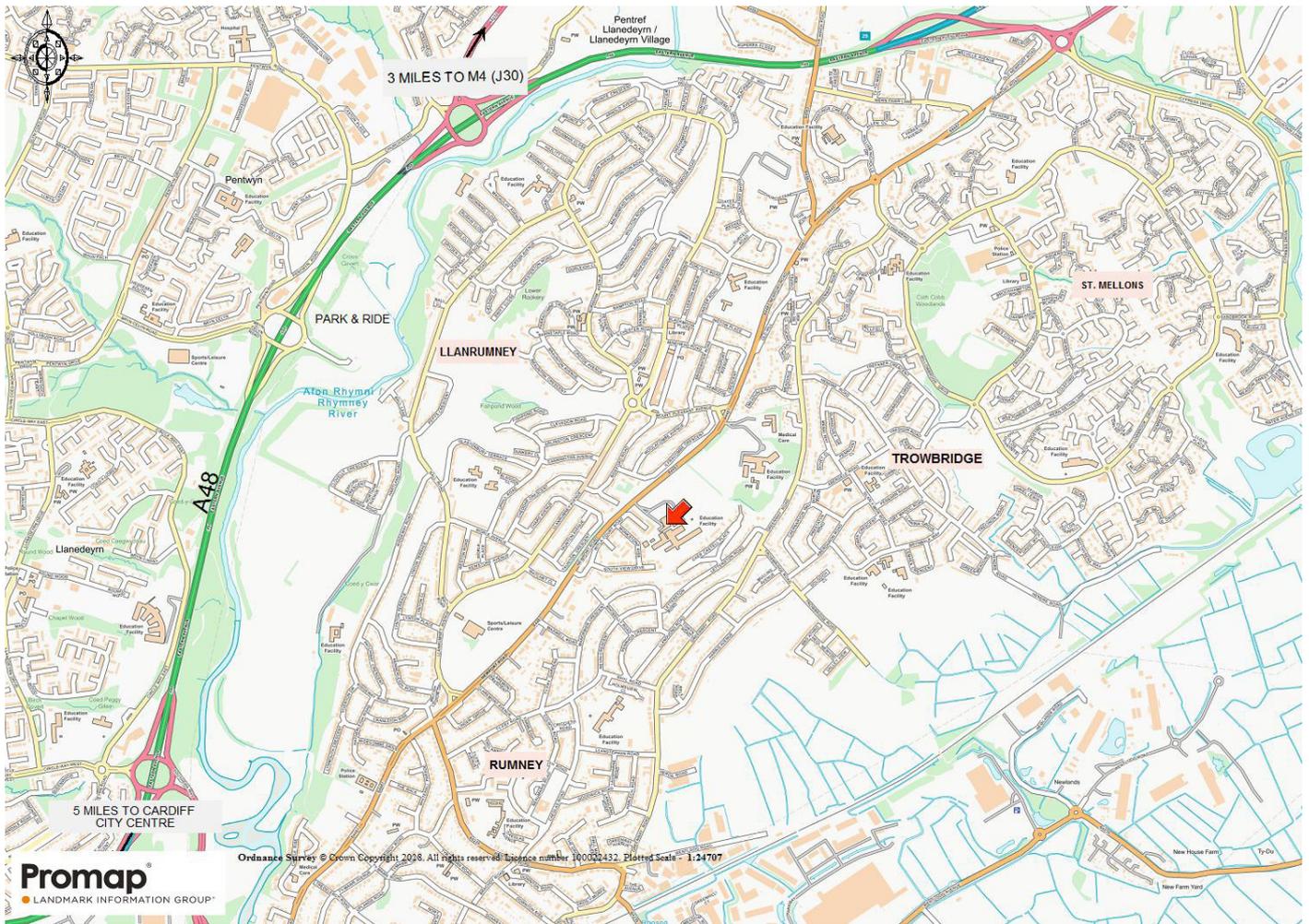
- Prominent 1.8 acre (0.73 hectare) development site with frontage to Newport Road. Newport Road is one of the main arterial roads linking East Cardiff to the City Centre and the site benefits from substantial traffic flow as a result.
- Located in a built up area comprising the wards of Rumney, Llanrumney and Trowbridge with a population of approximately 36,081.
- The immediate population within a 1 mile catchment of the site is in excess of 25,000 persons which rises to 163,000 persons within 3 miles.
- Pre-application advice confirms that the property is suitable for a range of uses falling within A1 and A3 use classes.
- The property forms part of a larger development of the site of the former Eastern High School which in addition, will provide an additional 200 new homes.
- Offered for sale by informal tender – Offers to be received by 12 noon on Thursday 12 July 2018.

Savills Cardiff
2 Kingsway
Cardiff CF10 3BY

+44 (0) 2920 368 900

savills.co.uk





Background

The new Eastern High School opened in 2017 meaning that the former school site could be declared surplus to requirements. The majority of the school site will be redeveloped to provide approximately 200 new homes as part of the Cardiff Living development partnership between Cardiff Council and Wates Living, with the subject site made available for potential retail and/or leisure uses.

Description

The site extends to approximately 0.73 hectares (1.8 acres) and comprises a level car-park, tennis courts and playing fields of the former Eastern High School. It has a prominent frontage of approximately 85 metres onto Newport Road.

Any development proposal will need to provide a suitable access off Newport Road (specification to be agreed with the Council) across the area of land shaded grey on the site plan, suitable to accommodate not only the development of the subject property but also sufficient to accommodate the proposed housing development of approximately 200 new homes.

Location & Catchment

The site is prominently located on Newport Road (B4487) which links the densely populated wards of Trowbridge, Llanrumney, St Mellons and Rumney to the City Centre as well as to the M4 via the A48(M). These 4 wards have a combined population of 36,081 and the site itself benefits from an immediate catchment within 1 mile in excess of 25,000 persons.

The visibility and prominence of this site, as well as the substantial passing traffic, affords it significant benefits to a number of potential uses including those falling within the Class A1 or A3 Uses.

Planning

The adopted Cardiff Local Development Plan (LDP) provides context for the consideration of the development proposals. The site is white land and is not subject to any land use allocations or designations. It is inside the settlement boundary but outside a designated retail centre and, therefore, the acceptability of the principle of development will centre on whether the creation of the proposed retail floorspace, in an out of centre location, can be justified.

On this basis, the Council's planning policy team has confirmed that any application for retail development at this location could be considered acceptable subject to satisfying the retail tests of need, impact and the sequential approach (Policy R6 of the LDP). This should be included in a Retail Statement submitted with the application.

Any application will also need to be accompanied by a Transport Assessment concentrating on assessing the main access. Parking (car and cycle) will also need to be provided in line with the emerging Supplementary Planning Guidance (SPG). It has also been suggested that some off site pedestrian link improvements may be required.

Please contact Meryl Lewis at Savills for planning enquiries.

T: 02920 368910

E: malewis@savills.com



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd.
NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Method of Sale

Offers are invited for the freehold interest in the property by informal tender. Offers on an unconditional or subject to planning basis will be acceptable.

Offers are to be received by 12 noon on Thursday 12 July 2018.

Special Note

The purchaser will be charged 2.0%+VAT of the sale price upon legal completion towards the vendors legal and surveyor's costs.

Viewings

The site can be viewed from the adjoining highway without being accompanied by the vendor or their agent. If access is required onto the site this can be organised strictly by appointment with Savills.

VAT

We are informed that the property is not elected for VAT.

Further Information

An information pack is available and includes the following information:

- Instructions to tenderers
- Ground investigation report
- Topographical survey
- Pre-application planning advice
- Desktop archaeological survey
- Arboricultural survey
- Utilities survey
- Unexploded Ordnance (UXO) desk study

Contact

Alex Kalebic
akalebic@savills.com
07870 869 104

Scott Caldwell
scaldwell@savills.com
07807 999 272

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | June 2018

