

LAND AT ST MELLONS ROAD

Marshfield, Newport, CF3 2TG



Key Highlights

- 1.8 hectares (4.5 acres)
- Road frontage to St Mellons Road
- Located between Cardiff and Newport
- Existing pasture with possible development potential subject to planning

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Background

The land at St Mellons Road comprises two fields extending to approximately 4.5 acres divided by a central drainage ditch. There is extensive road frontage to St Mellons Road along the north eastern boundary and gated access from St Mellons Road in the north eastern corner of the site. The site has previously been used for grazing, there are established hedge and tree boundaries and the topography is generally level.

Location Plan

The land is situated outside Marshfield village settlement boundary. St Mellons Road is a public highway connected Marshfield village with St Mellons Business Park situated on the eastern fringe of the built-up area of Cardiff.

Site Plan

The proposed St Mellons Parkway station which is due to commence in 2020 is situated 0.4 miles to the south east of the subject site.

The property is freehold and offers in the region of £100,000 are invited. The site will be sold with an uplift provision should planning permission be granted to development in the future.

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