

# For Sale

## Development Site

Newlands Road, Wentloog, Cardiff, CF3 2EU



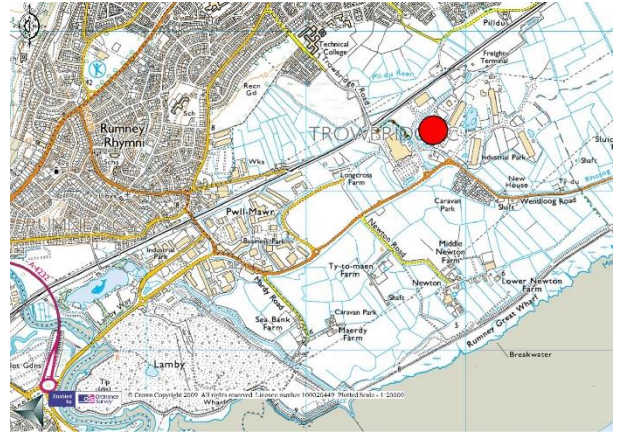
- 1.6 hectares (4 acres)
- Self-contained development site
- Suitable for a range of uses – subject to planning
- New building opportunities available
- Sale of part or whole of the site considered

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## LOCATION

Newlands Road is located in Wentloog, approximately 4 miles to the east of Cardiff City Centre and is close in proximity to the A48, which links with the M4 Motorway at Junction 30.



## PLANNING

The site is in an area zones for employment uses but a more detailed planning application will be required.

## TERMS

Our client will consider developing bespoke buildings by way of a pre-sale or pre-let agreement.

## PRICE

On application.

## VIEWING / FURTHER INFORMATION

For further information and to discuss in more detail, please contact the sole agents Knight Frank

## DESCRIPTION

Newlands Road offers a relatively level site that will benefit from dedicated access from the main estate road.

The site measures approximately 1.6 ha (4 acres) and is immediately available for development, subject to gaining the necessary planning.

## ACCOMMODATION

The site has the ability to offer a full design and build package from approximately 929 sq m (10,000 sq ft) to approximately 7,897 sq m (85,000 sq ft).

## SERVICES

We are informed that all main services including gas, electricity, water and drainage will be available to the site.



For further details please contact:

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