

# ST. JULIAN'S HOUSE

Bridge Road, Old St Mellons, Cardiff, CF3 6YJ



## Key Highlights

- Circa. 12 acres development opportunity with an outline planning application submitted for up to 160 residential dwellings.
- Plus a 5 bedroom residential dwelling including annexe.
- Immediately adjoining St Edeyrns Village, a new village and community in the sought-after area of Old St Mellons.
- Forms the final phase of the wider allocation in the Cardiff Local Development Plan (LDP) of strategic site G: East of Pontprennau Link Road.
- Access and services to site boundary providing a serviced development plot.
- Located off J30 M4, the site benefits from excellent transport links to Cardiff, Newport, and Bristol.
- Offers invited conditional upon approval of the outline planning permission with best and final offers to be received by midday on Friday 13th November 2020.

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## Background

St Edeyrns Village comprises a new community and village of approximately 1,300 homes that has been successfully delivered in several phases by Persimmon, Charles Church and Bellway Homes with development of the final phases currently underway. The St Edeyrns development will include a community and retail hub, play areas, community orchard, allotments and a new 400 pupil primary school which will replace the current St. Mellons Church in Wales Primary School and is planned to open in September 2021.

The subject site represents the final phase of the wider allocation in the Cardiff Local Development Plan (LDP) of strategic site G: East of Pontprennau Link Road and offers the opportunity to undertake a high quality extension to the wider St Edeyrns Village development.

## Location

The site is located to the north-east of Cardiff in the sought-after community of Old St Mellons. Old St Mellons is considered an affluent and desirable area which benefits from excellent nearby amenities at Cardiff Gate Retail Park as well as employment opportunities at Cardiff

Gate Business Park. The well-established residential neighbourhood of Pontprennau is located approximately 1.2 miles to the west providing additional local amenities including schools, community and medical centres.

The site is bounded by the St Edeyrns Village development to the north, south and east and Bridge Road to the west. Further west is Pentwyn Link Road providing access to J30 of the M4 Motorway within 1 mile of the site. Cardiff city centre is located 6 miles to the west and Newport 8 miles to the east.

In addition to the proposed new primary school, Pontprennau primary is located in close proximity and the site is within the catchment for Eastern High and Ysgol Gyfun Gymraeg Bro Edern for secondary education.

The nearest railway station is in Llanishen, providing railway links to Cardiff Central, Bristol and London Paddington. The property further benefits from a new bus route, with bus stops located in close proximity to the site.

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## Site Description

The property comprises a 5 bedroom detached dwelling known as St Julian's House with gardens and outbuildings, together with the proposed residential development site extending to circa. 12 acres which is currently used for the grazing of farm animals. There are a number of outbuildings situated to the north-west of the development site that will be demolished as part of the proposed development. The site slopes from west to east and is bounded by existing hedgerows and mature trees around the site boundary.

The main access into the site is proposed off a newly constructed spine road from the adjoining St Edeyrns development with secondary vehicular access from the connecting road to the east. Cycle and pedestrian connections are proposed to link to Bridge Road and the development to the north.

## Planning Background

The site forms part of a wider allocation in the adopted LDP under Policy KP2 G: East of Pontpennau Link Road for a housing-based scheme of a minimum of 1,300 homes with associated community uses, together with essential, enabling and necessary supporting infrastructure. This indicates the council's support for the principle of residential development on the site.

The wider St Edeyrns site benefits from outline planning permission (ref: 13/00578/DCO) approved on 1st August 2014 for "a new community comprising 1,020 new homes, village centre (comprising retail, employment and community uses), play areas and allotments; 2 form entry primary school, Riverside Park including extension and improvements to the Rhymney Trail. All with associated landscaping, land re-profiling, access (vehicular, cycle and pedestrian) and highway works." Pursuant to the outline consent, seven reserved matters planning applications have been submitted in respect of each phase. The most recent phase, Phase 6 was granted reserved matters consent in September 2019. A Section 106 agreement has been signed and secured the phased delivery of supporting infrastructure and facilities including the provision of the primary school on site.

In respect of the subject site, a formal request for the screening of an outline planning application for the proposed development was submitted in March 2020 (ref: SC/20/00003/MJR). The screening concluded that an Environmental Impact Assessment (EIA) would be required and has since been undertaken. A discretionary pre-application enquiry was undertaken (ref: PA/20/00042/MJR) in May 2020 and formal publicity and consultation recently completed.

Please refer to: <https://pipcole.co.uk>

An outline planning application has recently been submitted to Cardiff Council for the development of up to 160 residential units together with associated infrastructure, landscaping and access with all matters except access reserved for future consideration.

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Details of the submitted application are provided within the technical information pack and interested parties will be notified of the application number once registered.

### Tenure

The freehold interest is offered for sale with vacant possession.

### VAT

VAT will be chargeable on the purchase price.

### Technical Information Pack

A detailed pack of technical information is available for download upon request.

### Services

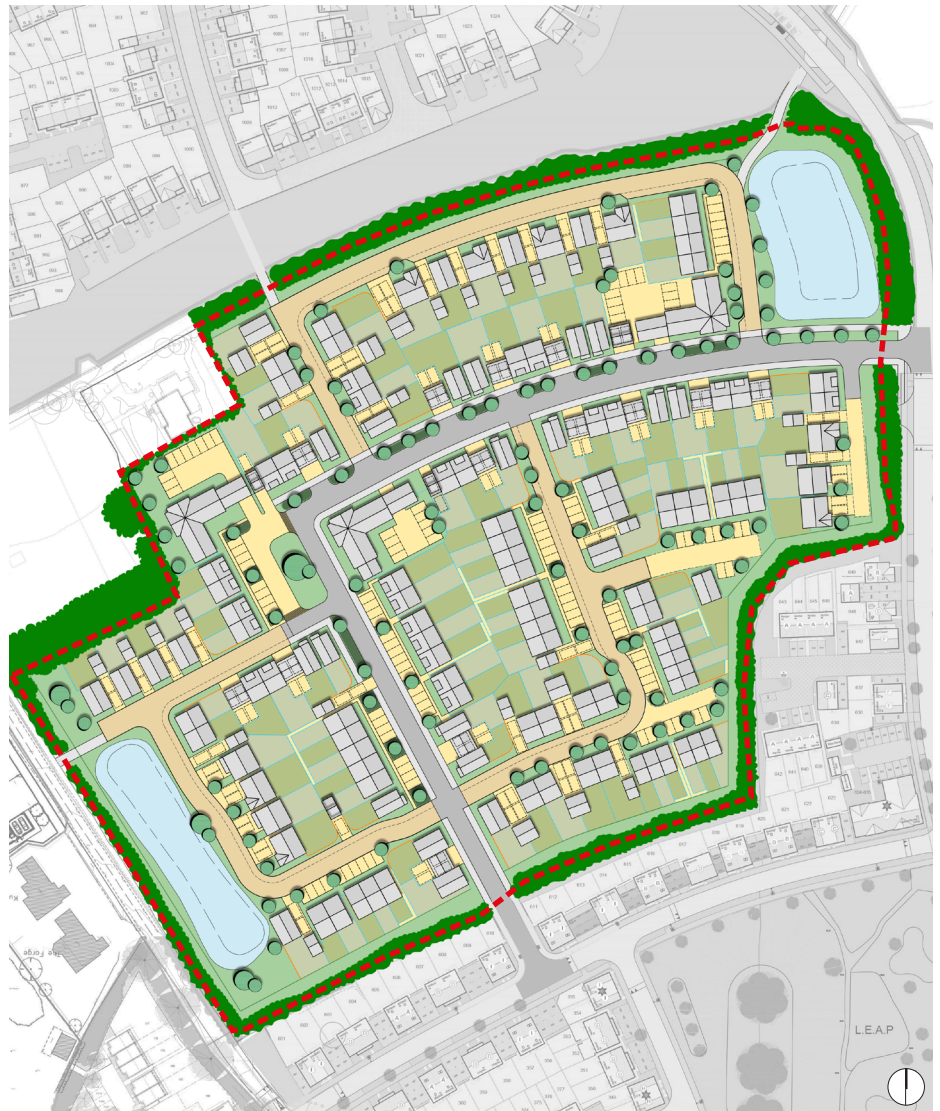
Rights are retained for access and services through the current St Edeyrns development with both access and services to sufficient capacity provided to the site boundary.

Please note that the roadways forming part of the current development are not adopted and are controlled under a management agreement.

### Method of Sale

The property is available by informal tender with offers invited subject to grant of outline planning permission for the development site.

Bidders are required to provide separate financial offers for (i) St. Julian's House and (ii) the residential development site. The property is only available as a whole i.e. a sale in separate lots is not available).



Tenders are to be received by no later than midday on Friday 13th November 2020. Full details on the tender process, assumptions to be made and terms of offer are included within the Instructions to Tenderers document within the Technical Information Pack.

### Viewings

Strictly by appointment only. A series of viewing days will be agreed and interested parties are asked to make contact direct with Savills to confirm viewing arrangements.

### Contact

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