

FOR SALE - FREEHOLD - STRATEGIC DEVELOPMENT OPPORTUNITY

Land at Eastern Avenue, Pentwyn, Cardiff, CF23 8HH



22.84 hectares (56.45 acres) gross

Property Highlights

- Commercial development land
- Suitable for a range of uses, subject to planning
- Excellent connectivity, adjacent to the A48 (Eastern Avenue)
- 4.5 miles north east of Cardiff city centre
- 3.5 miles south west of Junction 29 of the M4 motorway
- 2 miles south of Junction 30 of the M4 motorway
- Part of a masterplan for the Pentwyn Park & Ride redevelopment
- 22.84 hectares (56.45 acres) gross
- For Sale (Freehold) on behalf of Cardiff Council

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Location & Description

The site extends to circa 22.84 hectares (56.45 acres) gross - estimated net developable area being 10 hectares (24.71 acres) - and comprises a broadly level parcel of greenfield land situated adjacent to the A48 (Eastern Avenue) arterial route, linking Cardiff to the M4 motorway. The site is accessed via the Cardiff East Park & Ride at the southern end of the scheme and a new road bridge, linking to Ball Road in Llanrumney will connect to this access spur (shown in blue, for identification purposes, on the adjacent plan).

The site is situated approximately 4.5 miles north east of Cardiff city centre by road.

Demographics:



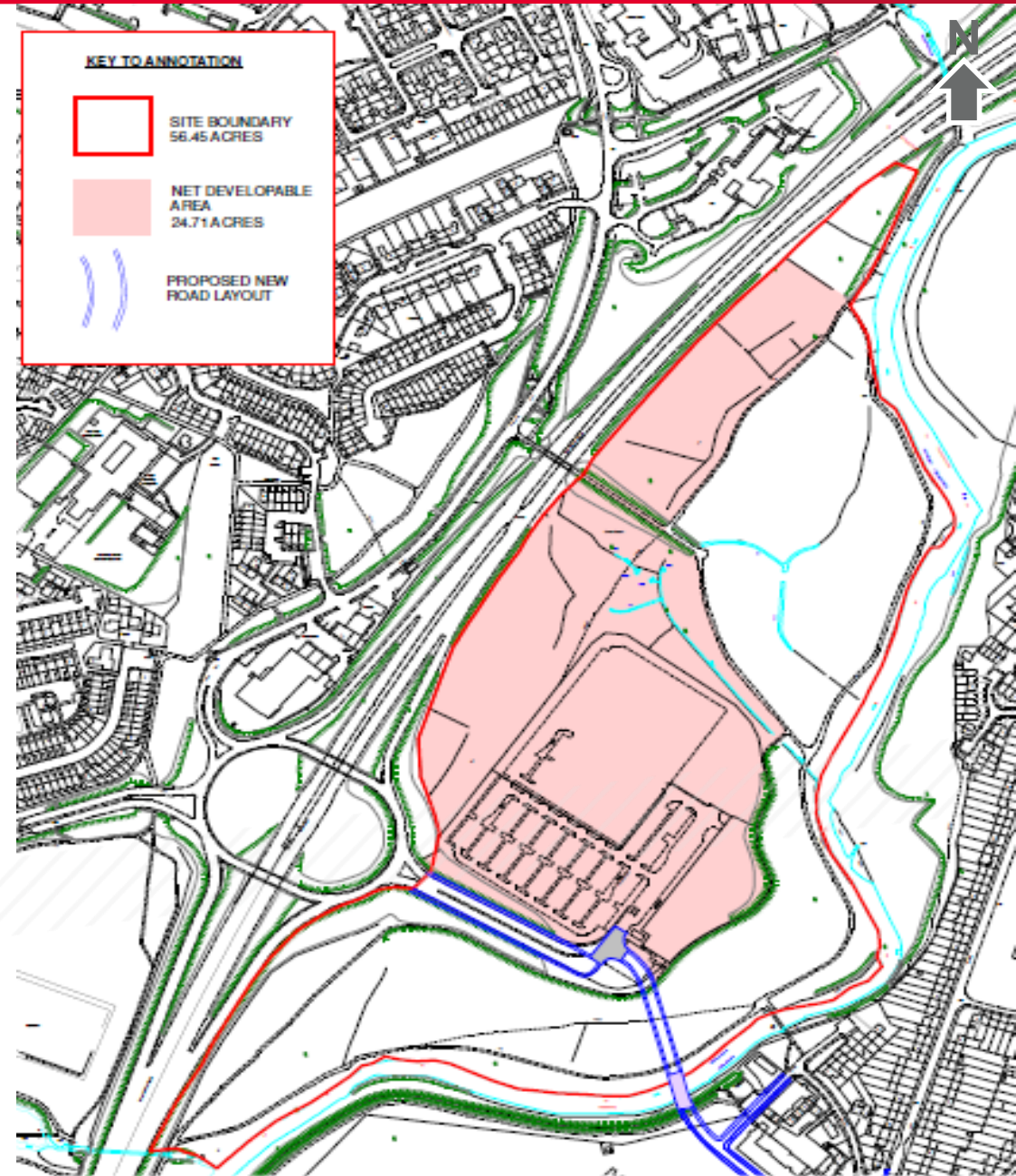
- Cardiff is a rapidly growing city, forecasting a population growth of 25% by 2034; a growth rate exceeding that of all the other major UK cities, including London.
- 69% of the population of Cardiff are of working age
- Average (median) full time weekly wage of £531.40 (£21.60 below the UK weekly average)
- 202,000 total employee jobs
- 193,900 skilled workforce with NVQ2+ qualifications

Source: nomisweb.co.uk / gov.wales

Development Context

The vendor has produced an indicative masterplan for the wider area which suggests a mix of uses including a roadside element comprising petrol filling station and drive-thru operation, decked car parking and under-deck supermarket, retail warehousing and warehousing / logistics accommodation. *It should however be noted that this masterplan is purely indicative and has no planning status* (without allocation in the Cardiff Council Local Development Plan, adopted January 2016) - all bids for the site should detail their proposed scheme, which does *not* need to prescribe to this indicative masterplan.

The Council reserves the right not to accept the highest or any offer made for all or any one of the sites which make up the masterplan.



Not to scale - all plans are provided for identification purposes only

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Tenure

Freehold

The Proposal and Timescales

The land is to be sold by Informal Tender. Best bids are to be submitted on a “Conditional” and / or “Unconditional” basis by **12 noon on Friday 17th July 2020**. The Council will consider all options presented and it is proposed that the Council will present the options with a recommendation in a Cabinet paper scheduled for September 2020. The Council withholds the right not to accept the higher of, or any of the offers presented. Any offer accepted is not binding and will be subject to contract.

All offers should include the following details:

- The name and address of the Purchaser
- The name and address of the Purchaser’s Solicitor
- The “best offer” price to purchase the Freehold interest in the Property
- Full details of any conditions upon which the offer is made
- Full details of the purchaser’s source of funding
- Proposed timescale for exchange and completion

All offers should be submitted to rob.ladd@cushwake.com and chris.yates@cushwake.com

Legal costs

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

VAT

VAT will be charged on all costs.

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CUSHMAN &
WAKEFIELD

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Key Distances:



M4 Junction 29:	3.5 miles
M4 Junction 30:	2 miles
M4 Junction 32:	7 miles
Cardiff city centre:	4.5 miles
M4 / M5 interchange:	30 miles
Newport:	9.5 miles
Swansea:	45 miles
Bristol:	39 miles

Further Information:

For further information, including any property due diligence held (report on title and title plan; WSP report (April 2020) detailing flooding and services / utilities information) or to arrange site access, please contact the sole agents, Cushman & Wakefield:

Robert Ladd

Partner
02920 262 254
rob.ladd@cushwake.com

Chris Yates

Associate
02920 262 272
chris.yates@cushwake.com

JUNE 2020



Promapv2
LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size - A4

Important Notice

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