

Upon the instructions of Dwr Cymru Welsh Water



Residential Development Opportunity Former Cogan Pill Reservoir Site

Cogan Pill Road, Llandough, Penarth, Vale of Glamorgan, CF64 2NB



- Brownfield development opportunity (1.9 acres/0.77Ha)
- Popular residential area close to local amenities
- Close to major road links, Cardiff city centre and Cardiff Bay
- **Best and final bids by midday Friday 11th August 2017**

Savills Cardiff
12 Windsor Place
Cardiff CF10 3BY

+44 (0) 2920 368 900

savills.co.uk



Description

The site is of rectangular shape with gently sloping terrain and is heavily overgrown. Extending to approximately 1.91 acres (0.77ha), the site is fence bound and benefits from vehicle width gates off Cogan Pill Road. The following structures are present on site:

- A covered disused reservoir extending to an approximate surface area of 0.51 acre (0.2ha). We are advised by the landowner that the reservoir is empty and has an approximate depth of 6m.
- A dilapidated two storey former caretakers cottage having stone elevations beneath a pitched roof covering having a Gross External Area of approximately of 1,500sqft (140sqm) – as measured electronically. The building has not been internally inspected.
- A dilapidated pump house (pictured above) with a Gross External Area of approximately 1,506sqft (140sqm) – as measured electronically. The property has not be internally inspected. The building has stone elevations beneath a pitched slate covered roof.

Location

The site is situated approximately 3 miles south of Cardiff city centre and approximately 1 mile north west of Penarth on the edge of Llandough village;

- A4232 Grange Link Road – 0.6 miles.
- Junction 33 of M4 – 8.8 miles.
- Cardiff Bay - 1.9 miles.

Planning

The land was last used as a service reservoir (now disused) with ancillary caretakers cottage (now disused). The land may have the potential for residential development (or other uses) subject to all necessary consents. Interested parties are advised to make there own investigations in this regard.

Terms

Price Guide: Offers in the region of £500,000.

Unconditional offers are invited for submission by email to Matt Tyler MTyler@savills.com by midday Friday 11th August 2017.

Interested parties are asked to provide details of their bid including bid amount, details of party submitting the bid, lawyers details and proof of funds as well as timescales for exchange of contracts and completion.

Tenure

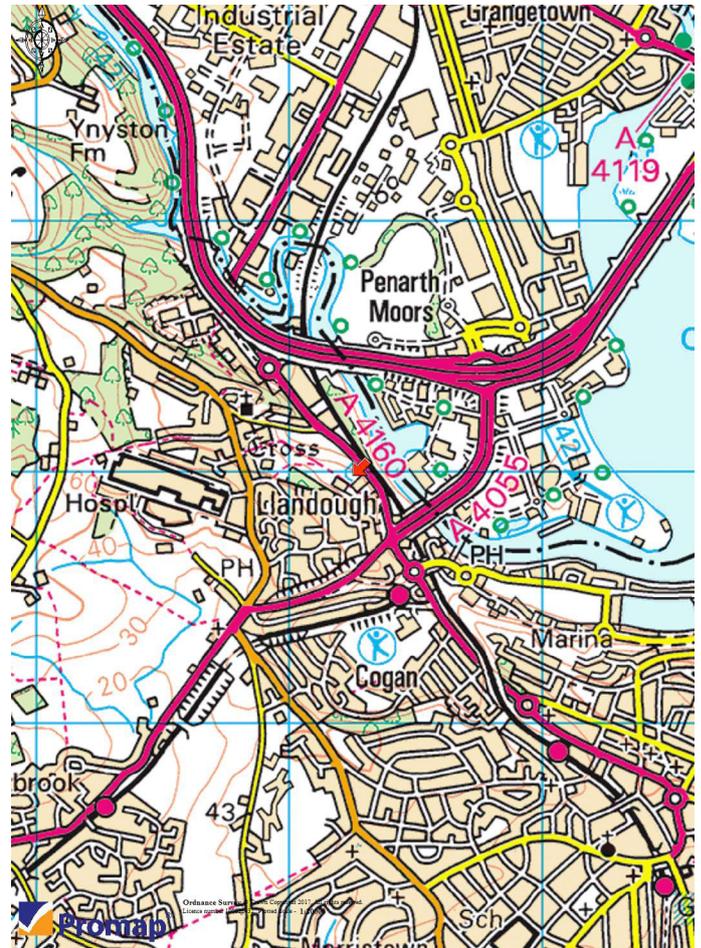
Advised Freehold (TBC) with Vacant Possession.

VAT

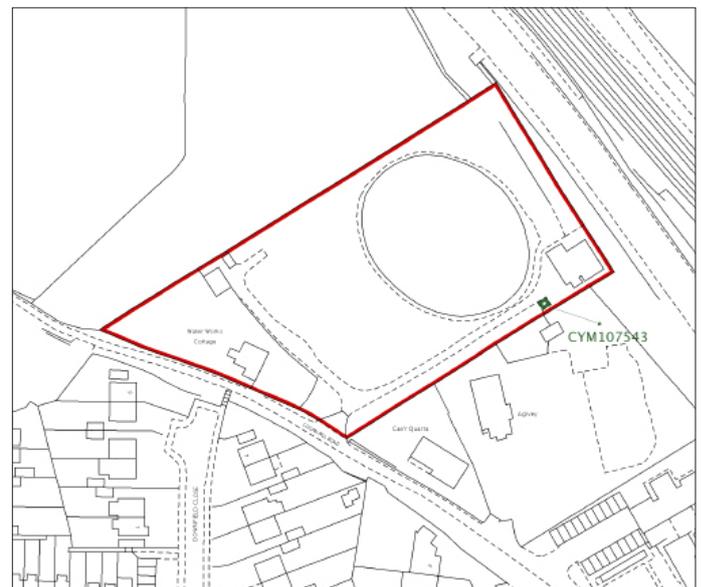
To be confirmed.

Costs

Each party to be responsible for their own costs in relation to the transaction.



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Further Information

Matt Tyler

+44 (0) 2920 368 908
MTyler@savills.com

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