

On the Instructions of City of Cardiff Council

Residential Development Opportunity

Howard Gardens

Cardiff, CF24 0EF



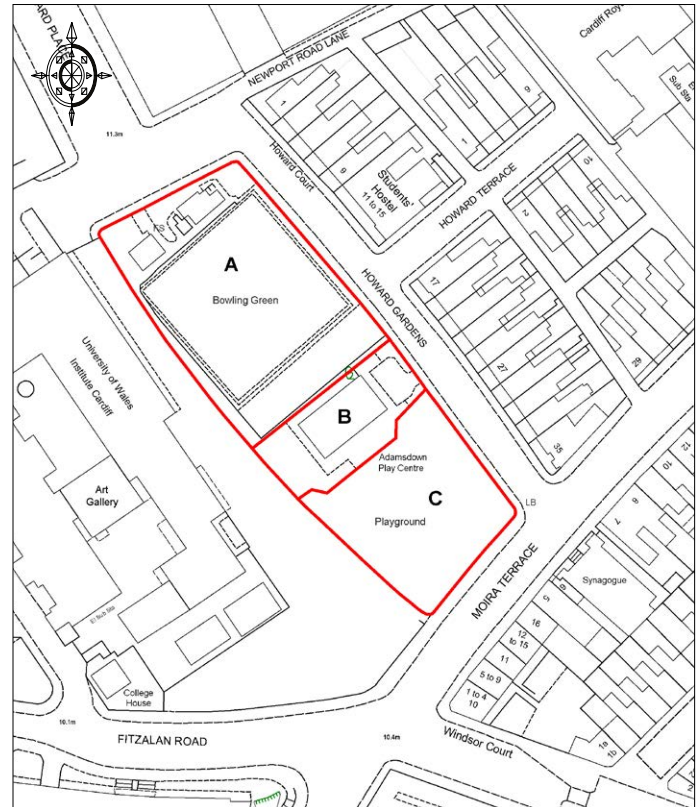
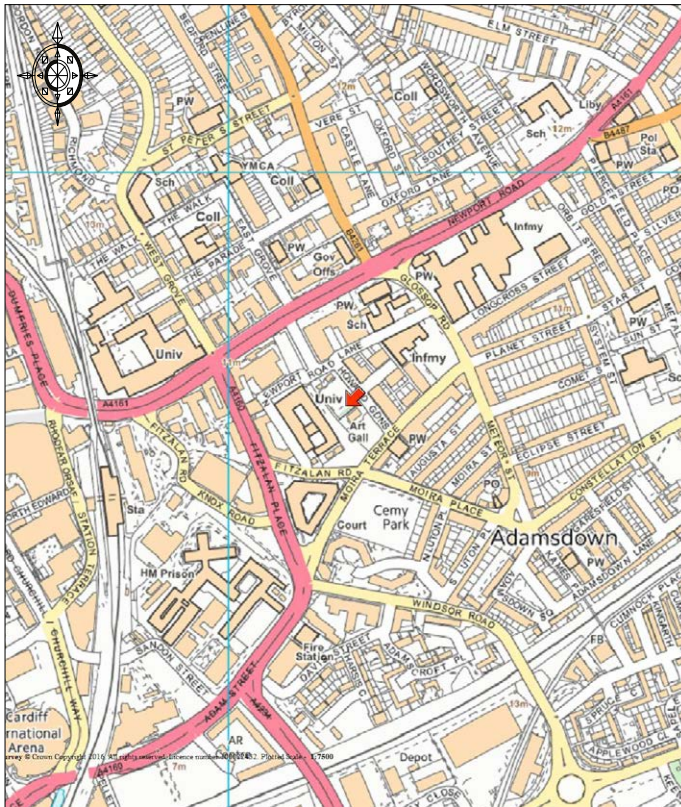
- Gross Site Area A = 0.26 Hectares (0.65 Acres)
- Potential for student accommodation, private apartments or PRS scheme
- Edge of city centre location
- Cardiff University main campus = 1.28 km (0.8 miles), Queen Street retail area 0.48 km (0.3 miles), Cardiff Central Railway Station = 1.60 km (1.0 miles)
- Potential for acquisition of adjoining land

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Description

The Howard Gardens site comprises a level area of enclosed ground situated between Newport Road and Moira Terrace both principal routes into the city centre. The site is currently being used as a temporary site compound for the adjoining redevelopment of the former art college site which is due to complete in September 2017 and will provide 685 new student beds.

The site is enclosed by dwarf walls and railings and has access from Newport Road Lane and Howard Gardens. It was formerly laid out as a bowling green, the pavilion and various outbuildings remain.

The properties along the eastern side of Howard Gardens comprise traditional 3 storey Victorian villas, many of which have been converted into flats. The surrounding area features a variety of commercial and residential uses including hotels, offices, apartment blocks and student accommodation.

The property is situated outside but adjoining the central business area, and is within easy distance of a wide variety of facilities in Cardiff City Centre and college and university buildings along Newport Road including Cardiff School of Engineering, School of Computer Science and Cardiff Sixth Form College.

Planning Status

Prior to its current temporary use as a site compound, the property was used as a public bowling green within a fenced enclosure. The property does not include any listed buildings nor is it in a conservation area however there are locally listed buildings in Moira Terrace.

The City of Cardiff Council Planning Department have prepared a Development Brief to assist interested parties with their due diligence. The brief sets out guidance on the form, volume of development and likely planning obligations. The brief refers to the site in the context of its existing surroundings taking into account the adjoining student accommodation block currently under construction. A copy of the Development Brief is included in the technical pack.

Details of the adjoining student development can be found at http://planning.cardiff.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_CARDIFF_DCAPR_110364.

In brief, the new development comprises approximately 19,806 sq m floor space in two blocks ranging from 5 to 7 storeys with two inner courtyards. The scheme provides 687 bed spaces in a range of studios, twodios and apartments with 523 sq m A1/A2/A3 uses fronting Moira Terrace. It is due to complete in summer 2017.

Technical Pack

This information pack is available via dropbox link to seriously interested parties upon request. The document contains useful information and guidance on planning, legal and technical matters and should be considered by interested parties prior to the submission of financial proposals. The pack contains the following information:

- Site Disposal Plan – Area A – Former Bowling Green and Area B – Adjoining Nursery and Open Space
- Topographical Survey
- Site Investigation Report (Desktop)
- Utilities and Sewers Information
- Development Brief
- Arboricultural Report
- Tree Survey
- Tender Proforma
- Title Information
- Caveat

Terms Of Sale

Site A

This site comprises the former bowling green and the principal development opportunity.

Site B

The City of Cardiff Council, owns the adjoining day nursery which may be relocated in the future and there is a possibility that the site will become available for purchase.

Parties interested in the Howard Gardens site can submit an offer on one or other of the following bases:-

1. Offer on Site A only;
2. Offer on Site A plus a separate financial offer for Site B.

Any offer on basis 2 will be subject to the Council relocating the existing facilities and it is envisaged therefore that a sale of Site A would proceed via a contract conditional only upon the grant of planning permission with a separate put and call option on Site B at an agreed price for a fixed time period.

Offers conditional on receipt of planning permission will be considered on both offer bases 1 and 2.

As part of the sale of site A and/or Site B and in accordance with planning policy requirements the developer will be required to make a financial contribution or undertake improvements to the equipped play area shown as site C. Further information is set out in the development brief.

Tender Process

The property is offered for sale by Informal Tender, the closing date for submission of tenders is 12 Noon on Friday 16th December 2016. Interested parties must submit their proposals by completing the tender proforma provided in the technical pack and returning it in the special envelope available on request from Savills and hand delivered or posted to:

Helen Jones MRICS
Strategic Estates Manager / Rheolwr Ystadau Strategol
City of Cardiff Council / Cyngor Dinas Caerdydd
The Courtyard / Y Cwrt
County Hall / Neuadd y Sir
Cardiff / Caerdydd
CF10 4UW

Email submissions will not be acceptable.

Tenure

Freehold. The site is currently occupied under licence, but vacant possession will be delivered upon legal completion.

EPC

Not applicable.

VAT

The vendor has not elected to charge VAT on the disposal.

Further Information please contact:

Gareth Carter
02920 368913
gcarter@savills.com

Important Notice

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