

# Residential Development Opportunity Former Duke of Clarence Hotel and Coach House

Clive Road/ Pembroke Road, Canton, Cardiff, CF5 1HJ



*Image by Chris Waterworth Architects*

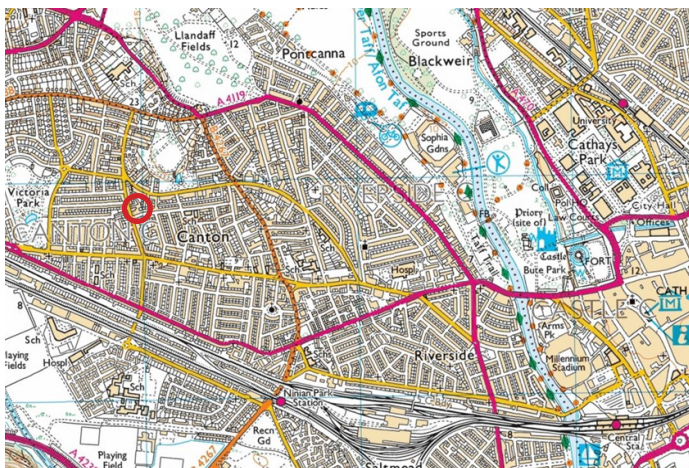
- Full planning permission for 17 apartments
- No requirement for on site affordable housing
- Cleared site with adjoining coach house for conversion
- Prominent West Cardiff location close to local amenities
- Cardiff City Centre- 1.4 miles

**Savills Cardiff**  
12 Windsor Place  
Cardiff CF10 3BY

**+44 (0) 2920 368 900**

**[savills.co.uk](https://www.savills.co.uk)**





NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd. NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



## Description

The development opportunity comprises the site of the former Duke of Clarence Hotel, plus adjoining coach house that fronts Pembroke Road. The former hotel structure has been demolished and the site has been cleared in readiness for development. The cleared site area extends to 0.041 hectares (0.102 acres) and is shown edged blue on the plan below. The coach house was previously used in connection with a hotel and comprises a 2 storey end of terrace stone and brick built structure, this is shown edged red on the plan.

## Location

The property is situated on corner of Clive Road and Pembroke Road in a popular area of high density housing. Local amenities include Thompsons Park, Victoria Park and Llandaff Fields. There is a good range of retail and leisure facilities along Cowbridge Road.

## Scheme Proposals

The consented development comprises ten 1 bedroom flats ranging from 34.5 sq m to 64.9 sq m (371 sq ft to 530 sq ft), plus seven 2 bedroom flats including five duplex units at between 55.8 sq m to 89.8 sq m (601 sq ft to 967 sq ft). The net saleable area of the scheme is 974.3 (9,411 sq ft) with a gross build area of 1018.2 sq m (10,960 sq ft).

## Planning

Full planning permission under reference 16/01107/MJR has been granted for a new build scheme of 17 apartments. A Section 106 Agreement connected to this application was completed on 17th September 2017, the obligations of this agreement comprise payments to the council totalling

£65,500 in respect of Affordable Housing, Open Space and Highways. These payments will be due on occupation of the units and will be the responsibility of the site purchaser.

Full planning permission under reference 16/01335/MNR has been granted on 26th July 2017 for conversion of the coach house to a 2 bedroom 2 storey house.

Copies of planning documentation are available in the technical file.

## Technical Information

A file of technical information is available to seriously interested parties via Dropbox on request. The file contains the following information:

- Planning permissions
- Section 106 Agreement
- Site Plan
- Scheme Drawings and accommodation schedule by Chris Waterworth Architects
- Utility Plans
- Ground Investigation Report

## Tenure

Freehold with vacant possession.

## VAT

VAT will be charged on the disposal.

## Terms

Both properties are available at £850,000. Consideration will be given to the sale of each element separately.

## Further Information

**Gareth Carter**

+44 (0) 2920 368 913

gcarter@savills.com

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | October 2017

**savills**