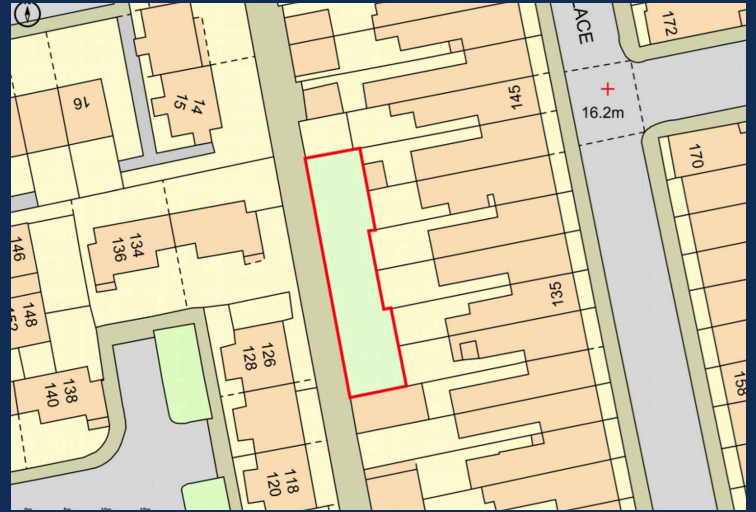
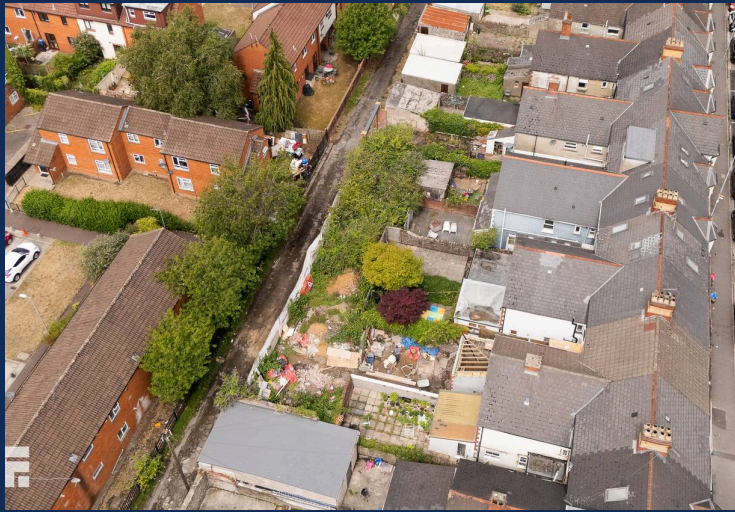


This image is created using AI and is for illustrative purposes only.



Land To Rear Of, Mackintosh Place, Cardiff

£175,000 Freehold

**** INVESTMENT/DEVELOPMENT OPPORTUNITY ** FULL PLANNING PERMISSION **** MGY are pleased to offer this 0.53 acre parcel of land for sale, with full planning permission (planning no.20/00822/MNR) for the construction of 4 x new dwelling units consisting of 2 x 1 bedroom flats and 2 x 1 bedroom maisonettes on the land to the rear of 133-143 Mackintosh Place, Roath. The land is situated in a popular area within Roath, and offers an ideal investment or development opportunity. All units will benefit from outdoor space. Dual access is via no.135 Mackintosh Place hallway, as well as rear lane vehicular access - the freehold for 135 Mackintosh Place and the subject land will be included as part of the sale. No services have been tested. Further information available on request.

Council Tax band: TBD

Tenure: Freehold

LOCATION

Roath is a lively, diverse neighbourhood just northeast of Cardiff city centre, known for its creative vibe, independent cafés, and cultural mix. It's home to the scenic Roath Park and Lake, bustling streets like Albany and City Road, and a thriving arts scene. Popular with students, families, and young professionals, Roath offers a perfect blend of green spaces, global cuisine, and community spirit—all just minutes from the city.

SERVICES

No services have been tested but we advised that gas, electricity, water, and sewer were all present on site prior to demolishing of the historical building (Cardiff Rifle Club) which used to occupy the entire plot. This included 2 toilets, gas powered furnace, as well as mains powered lights and fixtures throughout.

ADDITIONAL INFORMATION

The site is accessed via a pedestrian access via no. 135 Mackintosh Place, with the freehold being in the same ownership and will be included in the sale of the land. The vendor may consider selling an apartment in no. 135 which increases the investment potential - please contact us for further information.



WEST ELEVATION

EAST ELEVATION

MATERIALS OF CONSTRUCTION

WALLS: BLOCKWORK CAVITY CONSTRUCTION RENDERED AND PAINTED WHITE
GROUND FLOOR WALL FACING LANE TO BE RED / BROWN FACE BRK

ROOF: BLUE / BLACK COMPOSITE SLATES

WINDOWS: BLACK POWDER COATED ALUMINUM DOUBLE GLAZED

DOORS:

REF B - Weather glazing and enclosure added orientation

REF C - High level landscaping

135 MACKINTOSH PLACE + LAND TO REAR, CAERDFF
SCALE: 1:500

1 BED PLATS ELEVATIONS 06/17/2020

JAMES CARTER + ALAN BARKER PARTNERSHIP
CONSULTING ARCHITECTS AND PLANNING CONSULTANTS
BANK CHAMBERS RESEARCH PARK CAERDFF CF23 103
TEL: 0980 40441

REAR LANE

MACKINTOSH PLACE

PRELIMINARY ISSUE

135 MACKINTOSH PLACE CAERDFF
DATE: JAN 2020

PROPOSED DEVELOPMENT 06/17/20

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