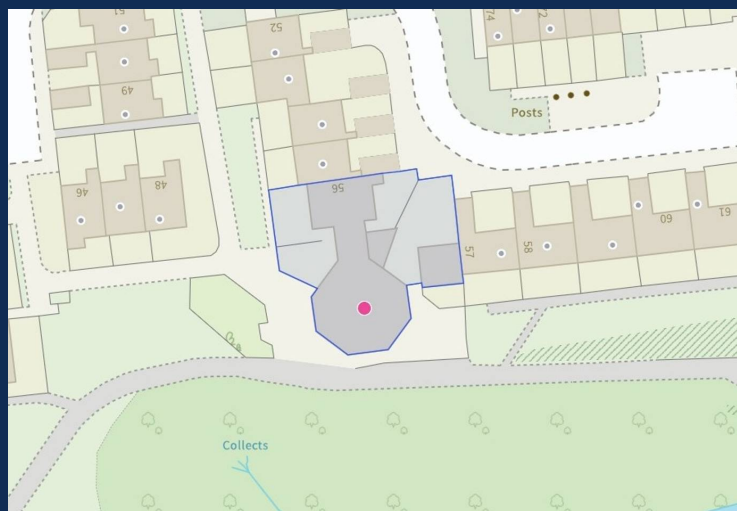




## 56 Wern Goch West, Cardiff

£395,000 Freehold

Development opportunity in Llanedeyrn, Cardiff with full planning for 18 self-contained apartments, on-site parking, cycle and refuse storage, and amenity facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## **Services**

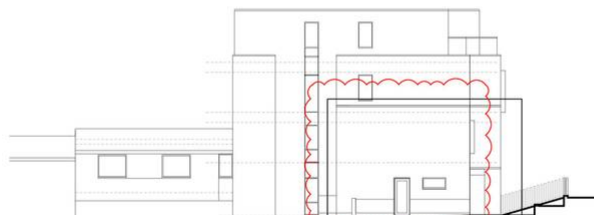
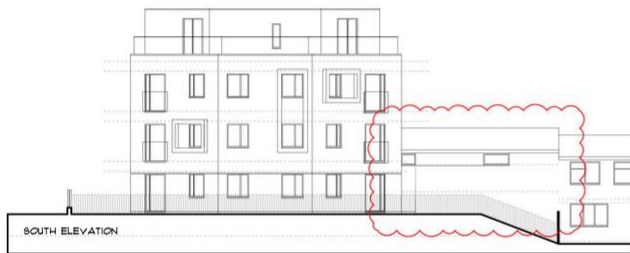
We are advised that the site has water, gas and electric services. No services has been tested.

## **Section 106**

We are advised that there is a Section 106 contribution of approximately £60,000.

## **AML**

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our [website](#).



**LEGEND**

|  |                        |
|--|------------------------|
|  | Buff brick             |
|  | Grey windows           |
|  | White render           |
|  | Standing seam cladding |

|                     |          |                       |            |
|---------------------|----------|-----------------------|------------|
| Wern Goch West      |          | Job No.               | 22_038     |
| Llanedeyrn          |          | Client                | AL(00)10 B |
| Cardiff             |          | Ref                   |            |
| Proposed Elevations |          |                       |            |
| Date                | 11.10.22 | Drawn                 | Scale      |
|                     |          | 1:200 @ A3 1:100 @ A1 |            |
|                     |          | Architects            |            |
| Environmental       |          | Town planners         |            |
| Ecosystems          |          | Ecosystems            |            |

