

**GIBBON'S TIMBER YARD,
RICHMOND ROAD, ROATH, CARDIFF, CF24 3BT**



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cardiff cf10 3db
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**FORMER TIMBER MERCHANTS COMPRISING APPROXIMATELY 2518M²
(27000FT²) OF WAREHOUSE/WORKSHOP AND ANCILLARY OFFICE
ACCOMMODATION. THE SITE TOTALS APPROXIMATELY 0.31
HECTARES (0.77 ACRE) IN THE AREA OF ROATH BEING WITHIN 1 MILE
TO THE NORTH OF CARDIFF CITY CENTRE AND OFFERING
SIGNIFICANT REDEVELOPMENT POTENTIAL FOR ALTERNATIVE USES.**

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Rawlins & Madley has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)



SITUATION:

The property is located off Richmond Road immediately adjacent to the junction with Crwys, Albany and City Road within 1 mile to the north of Cardiff City centre.

With the proximity of Cardiff University and University Hospital of Wales, Heath together with the City centre the immediate area is extremely popular for residential accommodation with strong demand from the student and rented sector. In addition there are good retail and transport facilities in the immediate area.

THE SITE:

The property comprises the former premises of Gibbon & Sons Ltd Timber Merchants with a range of traditional buildings used for the preparation/storing of timber together with two former terraced houses, that front Crwys Place, which have been incorporated into the site as offices.

Due to their age the majority of the buildings may be considered to be unsuitable by modern standards however the site offers significant potential for redevelopment for alternative uses given its' unique location within the City centre.

The site is as shown edged red on the enclosed plan.

ACCESS:

The property is accessed via a lane off Richmond Road. The lane is coloured green on the plan and is an adopted highway.

TENURE:

The property is freehold and will be sold with the benefit of vacant possession upon completion.

PLANNING:

A Planning Appraisal has been prepared by RPS Planning and Development. The report concludes that the site would be suitable for redevelopment for a reasonably high density residential or office scheme subject to obtaining the appropriate planning permission from Cardiff City Council.

Other potential alternative uses include Healthcare/Medical use, Nursing Home.

A copy of the Planning Appraisal is available by e-mail from this office.

SERVICES:

Prospective purchasers should satisfy themselves regarding the availability, location and capacity of all main services. Enquiries have been made of the statutory bodies and their responses are available by e-mail from this office.

GROUND CONDITIONS/SPECIALISTS REPORT:

No reports are available.

LOCAL AUTHORITY:

Cardiff City Council
County Hall
Atlantic Wharf
Cardiff
CF10 4UW
Tel: 029 2087 2000

RATES:

Rateable value £39,750.

Current rates payable £19,437.75

VAT:

The vendor has not elected to charge VAT on the proceeds of sale but reserves the right to do so.

BASIS OF SALE:

The property is offered for sale by Informal Tender with offers to be submitted no later than **Mid day Thursday 1st October 2009**. Copies of the bid process and informal tender forms are available from this office.

VIEWING:

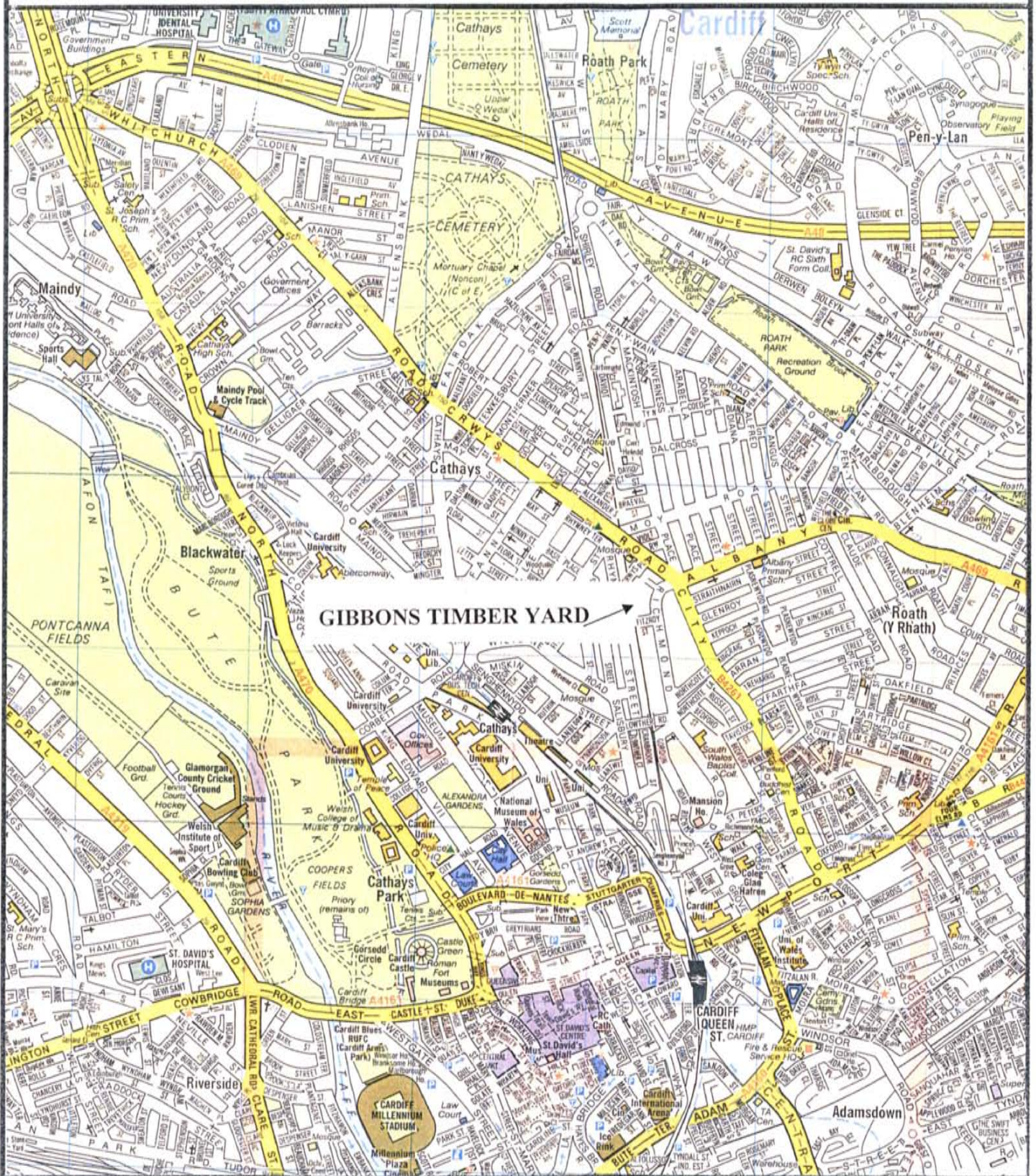
Strictly by appointment. For further information please contact:

Paul Madley
Rawlins and Madley
Chartered Surveyors
17 St Andrews Crescent
Cardiff
CF10 3DB

Tel: 029 2064 0055
Fax: 029 2064 0077
E-mail: paul@rawlinsmadley.com

SUBJECT TO CONTRACT

LOCATION PLAN

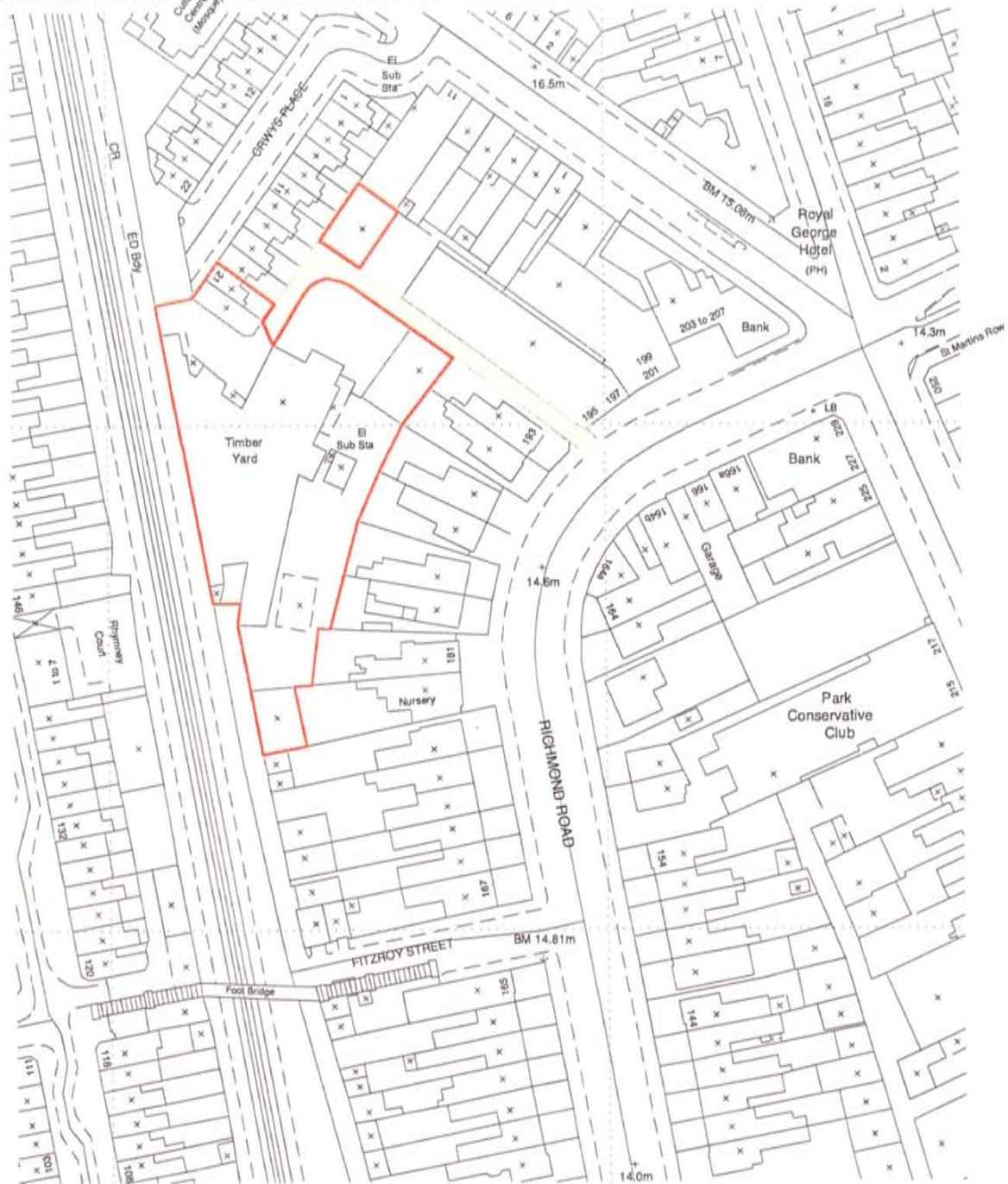


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Key



The Site

Adopted Highway

			Gibbons Yard, Richmond Rd., Cardiff		Project:
			Site Location Plan		Title:
Date: 3/8/09	Scale: 1:1250	Rev:	Client: Gibbons Trust	JCC 9100:01 rev1	Figure No:
JCC No: JCC 9100	Drawn:	Checked: DJB			
					www.rpsgroup.com