



Bridge Farm

Bridge Road, Old St Mellons, Cardiff, CF3 6YJ

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Cardiff, CF3 6YJ

A traditional farmyard residential development site, comprising a farmhouse and agricultural building with planning permission granted for 4 x semi-detached dwellings.

- Residential Development Site
- Approximately 0.61 Acres
- Planning Permission Granted
- 4 x Semi-Detached Dwellings
- Convenient Location
- Parking & Garden

**FOR SALE BY
PRIVATE TREATY**

Offers in the Region of £400,000

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
E: Magor@David-James.co.uk
Tel 01633 880220
www.david-james.co.uk

SITUATION

The property is conveniently located off Junction 30 of the M4 motorway, which provides easy access to the cities of Newport (10 miles) and Bristol (35 miles). Cardiff City Centre is within 6 miles of Bridge Farm, easily accessible from the nearby Park & Ride.

FARMHOUSE FOR CONVERSION

A Grade II Listed farmhouse with permission granted for the subdivision and conversion into 1 x 3-bedroom semi-detached dwelling and 1 x 2-bedroom semi-detached dwelling. The proposed accommodation of unit 1 comprises entrance hallway, cloakroom, kitchen, dining room, utility, and lounge, with the first floor providing 3 bedrooms, bathroom and landing with built in storage. The ground floor of unit 2 will offer porch, entrance hallway, w/c, kitchen, dining room and lounge with the first floor providing 2 bedrooms, bathroom and landing with built in storage.

The farmhouse has been subject to a fire in the top corner of the main roof and is in need of extensive restoration.

AGRICULTURAL BUILDING FOR CONVERSION

A traditional stone built agricultural building with permission for division and conversion into 1 x 3-bedroom semi-detached dwelling and 1 x 2-bedroom semi-detached dwelling. The accommodation of unit 1 will in brief provide entrance hallway, w/c, kitchen/diner, utility, living room and study, with the first floor offering 3 bedrooms, with the master benefiting from en suite, and a family bathroom. Unit 2 will provide entrance hallway, utility, w/c, kitchen/diner and living room with 2 bedrooms, en suite, study and bathroom to the first floor.

OUTSIDE

The planning consent approved two designated parking spaces for each residential unit, with each one also benefiting from a private demised garden. The access to the site will be off Bridge Road, leading to an access driveway within the ownership of Bridge Farm and shared between both properties.

TENURE

The site is to be sold freehold, with vacant possession.

GENERAL

Cardiff Council – 029 2087 2087

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The site is sold with any rights, easements or incidents of tenure which may affect it.

SERVICES

Mains electricity and water is connected to the farmhouse and agricultural building, with gas connections available in the road. The property currently provides drainage to cesspit however it is our understanding mains drainage connections are available in the vicinity.

EPC Rating Exempt

PLANNING

Planning was granted on 23rd October 2020 for the subdivision of an existing listed farmhouse and conversion into 2no. dwelling houses under reference 20/00510/MNR and listing building consent granted on 23rd October 2020 under reference 20/00511/MNR. Planning was granted on 23rd October 2020 for the division and conversion of an existing agricultural building into 2no. dwelling houses under reference 20/00509/MNR and listing building consent granted on 23rd October 2020 under reference 20/00760/MNR.

VIEWING

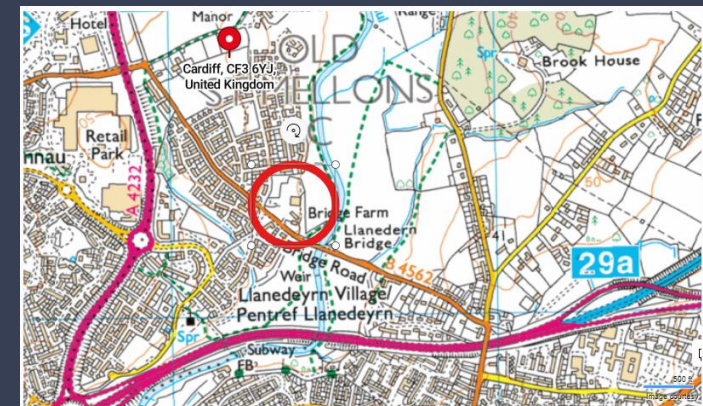
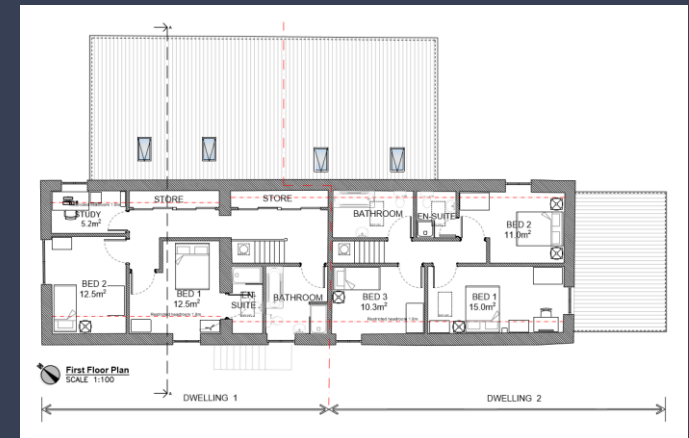
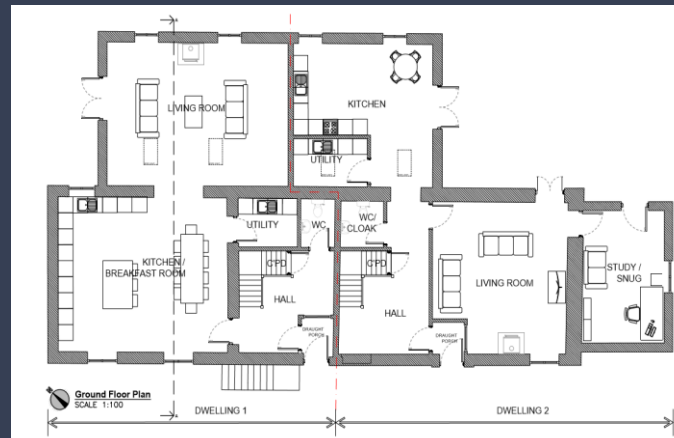
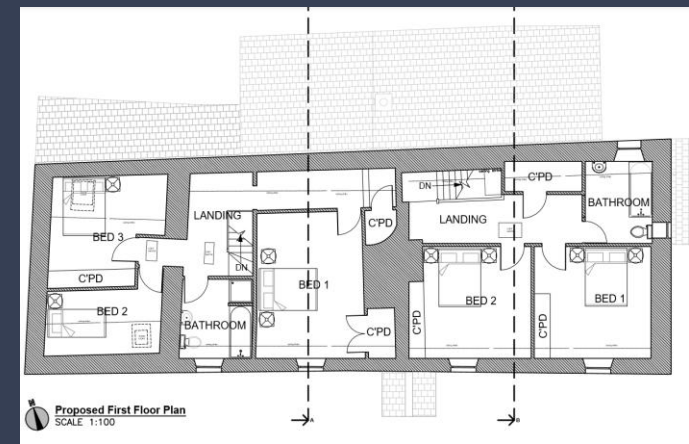
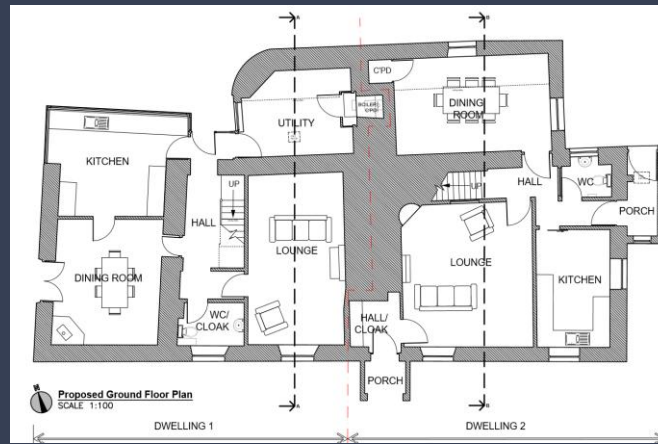
Strictly by appointment with the Agents: David James, Magor
Tel: 01633 880220.

PLANS AND PARTICULARS

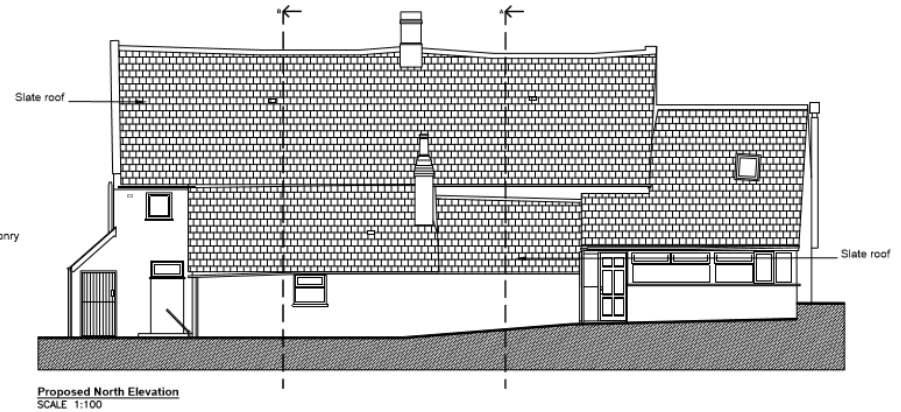
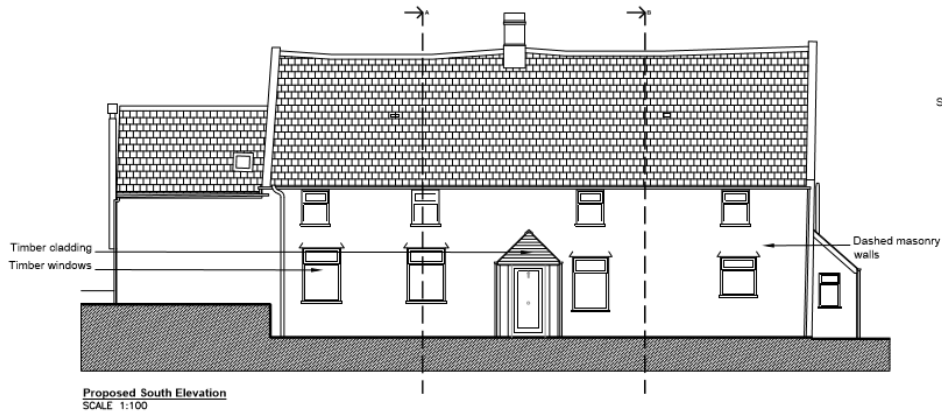
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

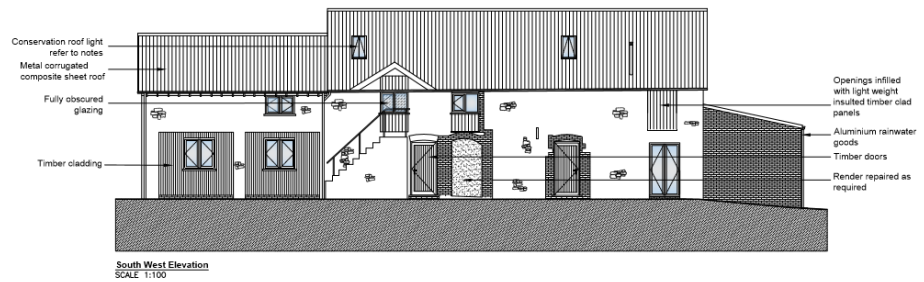
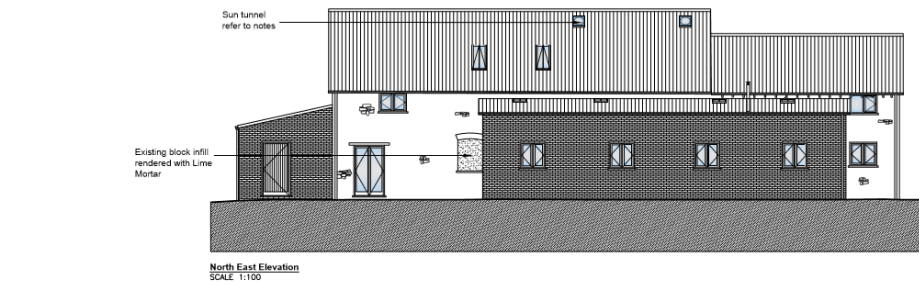
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Farmhouse Elevations proposed



Agricultural Building Elevations Proposed



Site Plan

