

FOR SALE

# DEVELOPMENT OPPORTUNITY IN CARDIFF CITY CENTRE

Drake Walk, Waterfront 2000, Brigantine Place, Cardiff, CF10 4AN



## Key Highlights

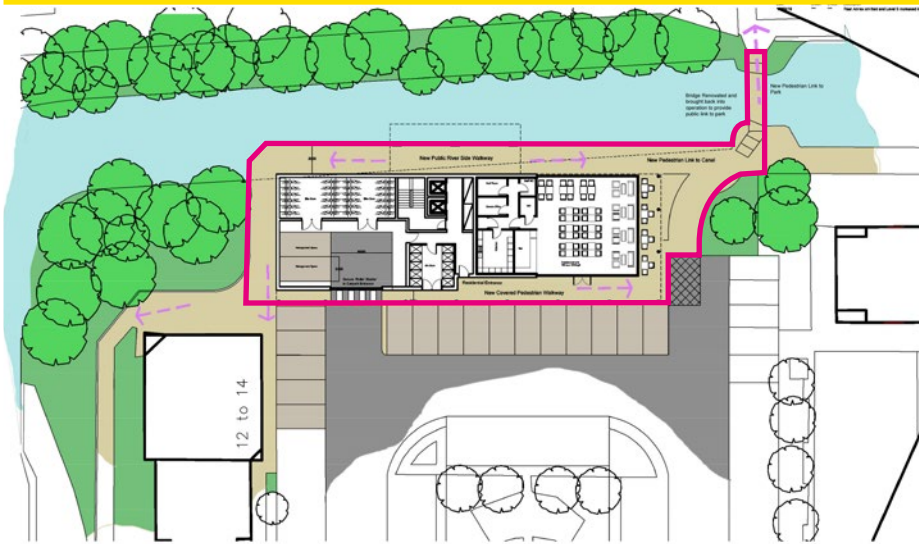
- Resolution to grant full planning permission for 77 aparthotel rooms with cycle and vehicle parking
- Revised application submitted for an Aparthotel comprising 69 studio apartments with ground floor commercial/amenity space.
- May be suitable for PRS, private apartments or hotel (subject to planning)
- Short walk to the city centre amenities and Cardiff Central Station
- Full architect's plans available

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2 Kingsway  
Cardiff CF10 3FD

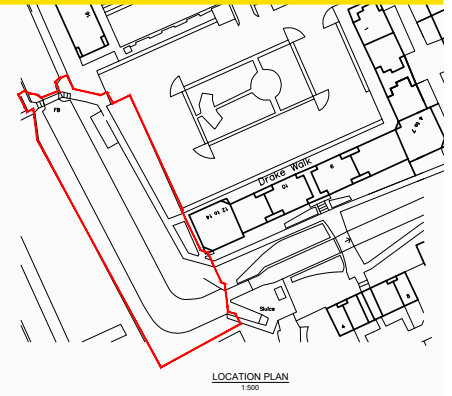
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Area to be sold for development shown edged in pink



LOCATION PLAN  
1:500

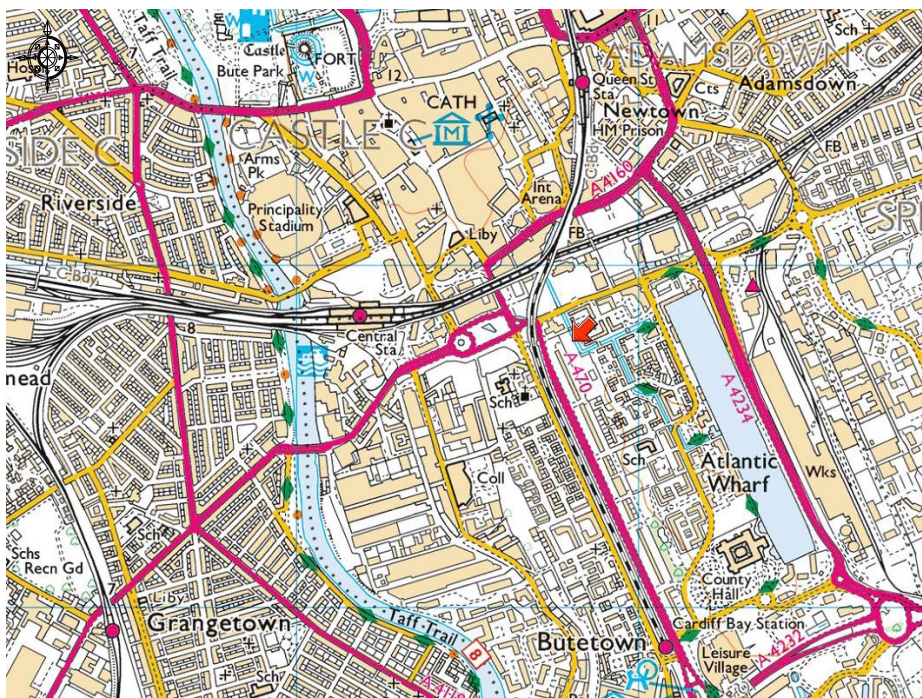
## Location

The site is situated adjacent to 12-14 Drake Walk and lies at the western boundary of the established Waterfront 2000 office park. It is ideally located, being only a short walk from Cardiff Central railway station as well as St David's 2 shopping centre anchored by John Lewis. Waterfront 2000 is also easily accessed by car being just off the A4232 which links directly into Cardiff Bay and J33 of the M4.

The immediate surrounding area has benefitted from a number of large scale developments in the last 5 years including over 300,000 sq. ft. of grade A office space in the Capital Quarter scheme, located immediately to the north of the site, which also includes the Lumis Student Living student accommodation development of 500 studios together with a PRS scheme.

## Description

The site is located adjacent to the Waterfront 2000 office development, an established office development providing a mix of 3 and 4 storey office buildings. The site is bounded by offices to the north, east and south and residential to the west, separated by a dock feeder. The site is currently landscaped with a large number of trees and shrubs. The western half of the site is adopted highway and forms part of the network of landscaped walking and cycling routes linking Herbert and Tyndall Street with Schooner Way, Lloyd George Ave. and Cardiff Bay to the south. The site also includes a currently closed footbridge over the Dock Feeder linking the site to Craiglee Park on the west side of the Canal and the development of flats fronting Lloyd George Avenue.



## Planning

The site has the benefit of a resolution to grant planning permission for the development of a six storey aparthotel with 77 rooms plus amenity space and vehicle and cycle parking at ground floor level. A copy of the planning consent can be found on the Cardiff Council Planning Portal (Ref 18/01280/MJR). The development has a gross internal floor area of 27,470 sq. ft. The planning permission granted also includes works required for the re-routing of the public riverside walkway and the renovation of the existing dock feeder footbridge. The planning permission granted also includes s.106 financial obligations of £101,676.

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## Technical Information

The following information is available to seriously interested parties on request.

1. Planning committee report
2. C2J Architects scheme drawings
3. Details of the Canal Path works required
4. Plan of Rights of Way over Waterfront 2000 and commitments thereto
5. Title Plan

## Tenure

The site will be sold long leasehold (999 years).  
(subject to a contractual covenant to pay annually for the Rights of Way over Waterfront 2000).

## Price

On application.

## VAT

The land is not elected to VAT.

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## Contact

### Gary Carver

+44 (0) 2920 368 963  
gcarver@savills.com

### Will Evans

+44 (0) 2920 368 962  
will.evans@savills.com

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