

TO BE OFFERED FOR SALE BY **PUBLIC AUCTION**  
ON **TUESDAY 24TH OCTOBER 2017**

# The Rise

Penhill Road • Cardiff • CF11 9PR



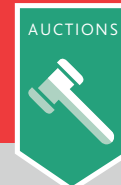
Former Cardiff Council operational property originally constructed as a private residence dating back to the late 19th Century, most recently used for offices located on a site of 0.61 acre (0.25 hectare) in a prominent location in the area of Llandaff, adjacent to Pontcanna, Canton and adjoining Llandaff Fields which forms part of an extensive network of Council owned parkland.

The property offers potential for redevelopment, subject to obtaining the appropriate planning permission in an unrivalled position close to the thriving area of Pontcanna and Llandaff and within 1.5 miles of Cardiff City Centre.

**SEEL & CO**

PROPERTY PROFESSIONALS

029 2037 0117  
seelandco.com



**m**  
**rawlins  
& madley**  
chartered surveyors

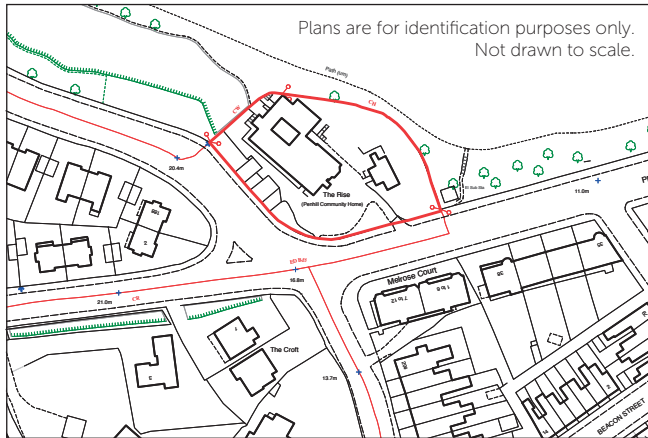
# The Rise

Penhill Road • Cardiff

**AUCTION**  
Tuesday  
24th October  
2017

## Situation

The property is located on Penhill Road adjacent to the road junction with Penhill, Cardiff Road and Pencisely Road which is one of the main thoroughfares serving this part of Cardiff. Cardiff City Centre lies within 1½ miles to the south east.



## Description

The property comprises a villa style former residence dating back to the late 19th Century with later additions, and separate former caretaker's house on a site of approximately 0.61 acre (0.25 hectare) with stepped levels overlooking Llandaff Fields.

## Planning

The current use of the property is for offices and an Urban Design Appraisal has been prepared by the Council for the site which identifies its potential for residential development. Such potential may include for the conversion of the existing building, conversion of original building with partial demolition of later additions and new build, or total demolition and redevelopment, subject to obtaining the appropriate planning permission.

The property is therefore offered for sale on the basis of its existing use with potential for redevelopment which would be subject to obtaining the appropriate planning permission for the proposed use once purchased by the new owner.

## Information Pack

A detailed Information Pack is available in CD format from this office at a cost of £50 plus VAT which includes:

Site Plan, Floor Plans, Penhill Rise Conveyance, Urban Design Appraisal for Residential, Services Information, Topographical Survey, Tree Survey Information, Protected Survey Species: Bats, Asbestos Register, Ground Investigation Report, Foul and Surface Water Report and Energy Performance Certificate.

## VAT

The sale will not be subject to VAT.



## Tenure

Freehold.

## Method of Sale

The property is offered for sale by Public Auction hosted by joint agent Seel & Co. Interested parties are requested to register their interest with the joint agents. Seel & Co auction will take place on Tuesday 24 October 2017 at 5pm at The Park Inn Hotel, Circle Way East, Llanedeyrn, Cardiff, CF23 9XT.

## Costs

The Purchaser will be charged 2% of the sale price, payable upon legal completion, towards the vendor's legal and surveyor's costs together with a Buyer's Premium of £450 plus VAT.

## Viewing

Specific viewing dates will be arranged during the marketing period and interested parties will be notified of the dates. **Under no circumstances are interested parties to enter the site without being accompanied by the joint agents.**

## Further Information

For further information please contact the joint agents.

**Paul Madley** Rawlins and Madley

Tel: 029 2064 0055 Email: paul@rawlinsmadley.com

**Marc Morrish** Head of Property Auctions & Auctioneer  
Seel & Co Auctions

Tel: 029 20370 104 Email: Marc.Morrish@seelandco.com



## Misrepresentation Act:

Rawlins & Madley for themselves and for the vendors of the property for whom they act give notice that:

- (i) These particulars are a general outline only for the guidance of prospective purchasers and do not constitute the whole or any part of an offer or contract;
- (ii) Rawlins & Madley cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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