

FOR SALE

THE WHOLESALE FRUIT MARKET **BESSEMER ROAD**

plus land and buildings at
Hadfield Road, Grangetown, Cardiff

SAT NAV:
CF11 8BE



17.3 Acres (7.0 Hectares)

Outstanding mixed-use opportunity to be developed predominantly for housing, together with compatible commercial uses within 1.5 miles of Cardiff city centre.

SITUATION:

The property is located in the suburb of Grangetown 1.5 miles to the south-west of Cardiff city centre and at a similar distance to Cardiff Bay to the east.

Cardiff City Football Stadium and Leckwith Retail Park lie within 0.5 mile to the northwest which in turn provides direct access on to the A4232 dual carriageway and Junction 33 of the M4 Motorway, approximately 6 miles to the north.

THE WHOLESALE FRUIT MARKET BESSEMER ROAD

& Land and Buildings
at Hadfield Road,
Grangetown, Cardiff

DESCRIPTION:

The site totals 17.3 acres (7.0 hectares) with approximately 236,000 sq ft (21,930 sq m) of industrial buildings.

The larger part of the site comprises the Wholesale Fruit Centre, Bessemer Road, which was built in 1965 to operate as a wholesale distribution centre. Its four warehouses are arranged around an open courtyard and sub-divided currently into 57 separate units together with a few ancillary buildings.

The other part of the site comprises the commercial and industrial units at Glynstell Close built in the 1980s and accessed off Hadfield Road.



PLANNING:

Cardiff Council resolved to grant outline planning permission, with all matters reserved except for access, for:-

"the demolition of all buildings and hardstandings and redevelopment for between 230-250 dwellings, associated public open space and landscaping and 5,800 sq m of mixed commercial uses, predominantly B1 uses, but including up to 400 sq m of Class A type uses (local shops/cafes etc), drainage works, roads, means of access, associated utilities and infrastructure."

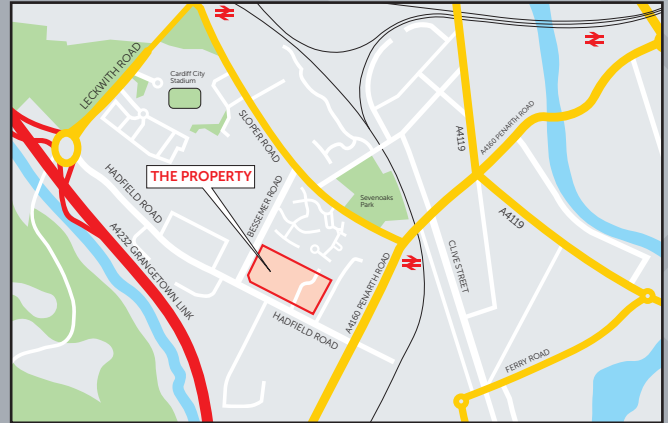
The resolution to grant planning permission will be subject to a Section 106 Agreement which is in draft format.

TENURE:

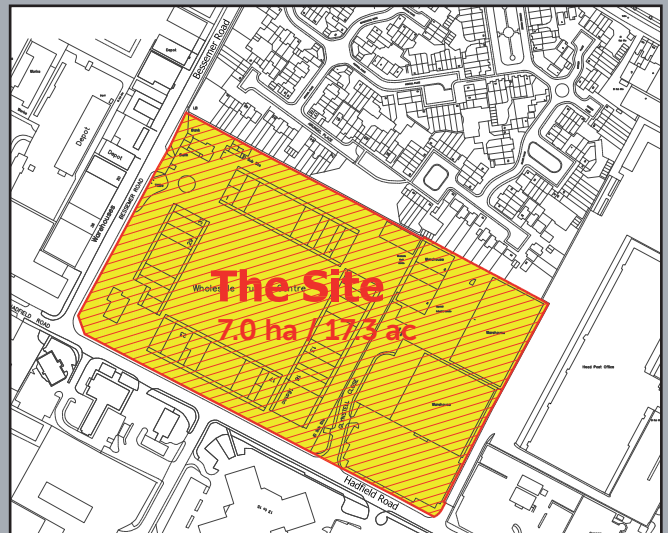
Freehold.

METHOD OF SALE:

Offers are invited on an informal tender basis. Tenders are to be submitted on the prescribed forms obtainable from this office. Tenders to be received by 12 Noon on Friday 10th May 2013.



Plans are for identification purposes only. Not drawn to scale.



INFORMATION PACK:

A detailed Information Pack is available from this office comprising Planning, Technical and Legal reports prepared by the owners' consultants on compact disc at a cost of £50 plus VAT.

VIEWING:

Strictly by appointment with the sole agents:



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

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

SUBJECT TO CONTRACT

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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