

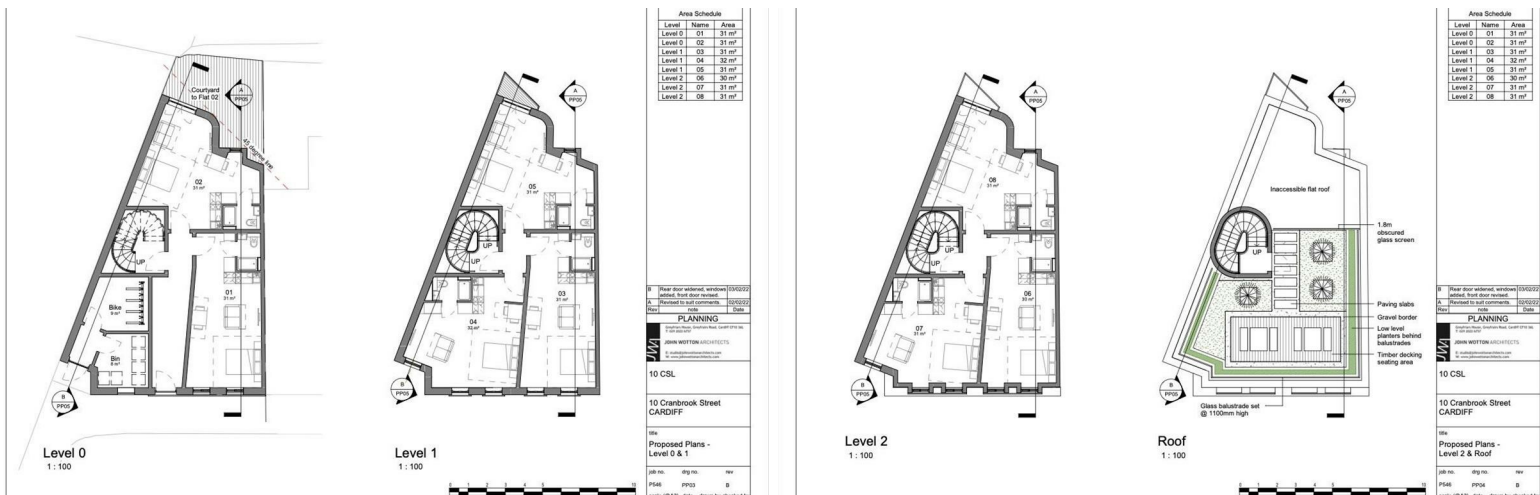


Front Elevation
1 : 100

Rear Elevation
1 : 100



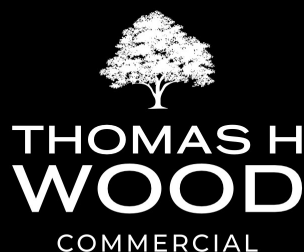
C	Cladding note revised.	03/02/22
B	Rear door widened, windows added, front door revised.	03/02/22
A	Revised to suit comments.	02/02/22
Rev	note	Date
PLANNING		
Gryffarth House, Gryffarth Road, Cardiff CF10 3AL 01446 5022 4474 JOHN WOTTON ARCHITECTS E: studio@johnwottonarchitects.com W: www.johnwottonarchitects.com		
10 CSL		
10 Cranbrook Street CARDIFF		
title		
Proposed Elevations		
job no.	diag no.	rev
P546	PP06	C
scale (@A3)	date	drawn by checked by
1 : 100	Jan '21	CD



- Prime location within walking distance of Cardiff University
- Potential to develop student accommodation or large HMO
- Planning permission ref: 22/00235/MNR

- Two approved planning permissions for redevelopment
- High rental demand in the surrounding area
- Planning permission ref: 21/02586/MNR

Cranbrook Street,
Cardiff,
CF24 4AL



Land - Building Plot
Freehold
Price Guide £500,000



Price Guide £500,000

CONTACT

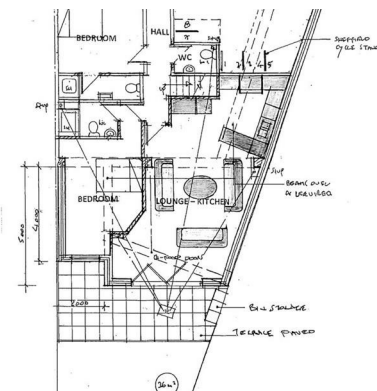
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*****INVESTMENT OPPORTUNITY WITH APPROVED PLANNING FOR CONVERSION INTO 8 STUDIO APARTMENTS OR LARGE HOUSE IN MULTIPLE OCCUPATION (HMO)*****

3 Bedroom End of Terrace Property with Approved Planning Permissions

Ideally located within walking distance of Cardiff University, this three-bedroom end-of-terrace property in need of total renovation, offers an excellent opportunity for investors or developers. The property benefits from two approved planning permissions, providing multiple options for redevelopment and maximising rental yield.

PLANNING PERMISSIONS

1. Conversion into Studio Apartments: Planning permission (ref: 22/00235/MNR) allows for the conversion of the existing house into 8 studio apartments, with selective demolitions, as well as rear, side, and second-floor extensions. This option is perfect for creating modern studio units in a high-demand rental area.

2. Change of Use to a Large HMO: Alternatively, planning permission (ref: 21/02586/MNR) permits the change of use to a large House in Multiple Occupation (HMO), including a rear three-storey extension, single-storey extension, and rear dormer. This would provide accommodation for multiple tenants, ideal for the student or young professional market.

LOCATION

Located in a vibrant area with easy access to local amenities, transport links, and Cardiff University, this property offers great potential for a high-yielding investment.

KEY FEATURES

Prime location within walking distance of Cardiff University
Two approved planning permissions for redevelopment
Potential to develop student accommodation or large HMO
High rental demand in the surrounding area

This property represents a unique opportunity for renovation and development, with significant potential for return on investment

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

