



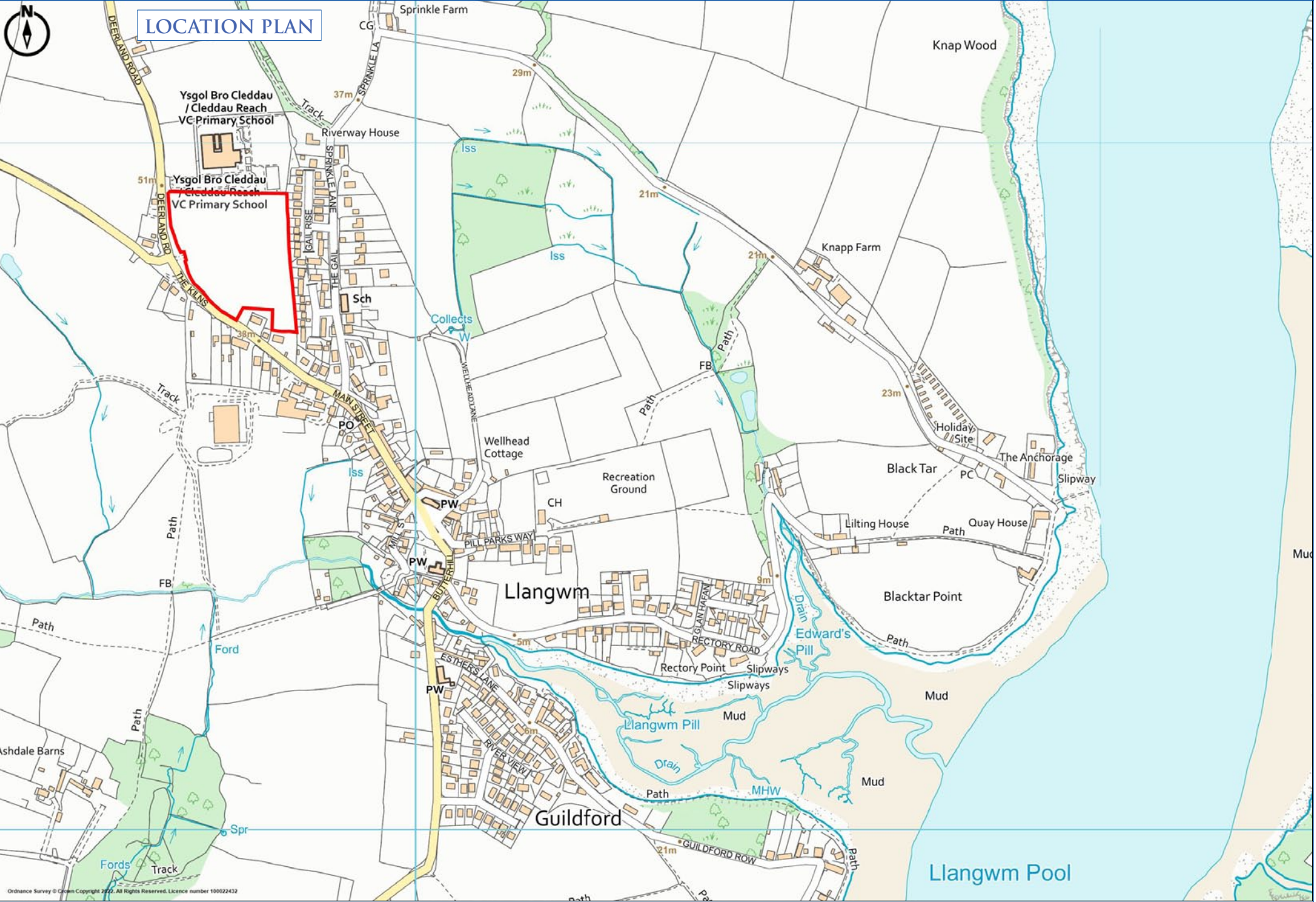
THE KILNS DEVELOPMENT SITE

LLANGWM | HAVERFORDWEST | PEMBROKESHIRE





LOCATION PLAN





THE KILNS DEVELOPMENT SITE

LLANGWM | HAVERFORDWEST | PEMBROKESHIRE | SA62 4HG

THE KILNS DEVELOPMENT SITE OFFERS A PREMIUM RESIDENTIAL DEVELOPMENT OPPORTUNITY, WITH OUTLINE PLANNING PERMISSION FOR UP TO 54 DWELLINGS, AND SITUATED IN AN EXCELLENT POSITION WITHIN THE VILLAGE OF LLANGWM IN SOUTH PEMBROKESHIRE

The development site is the allocated site, within the Pembrokeshire Local Development Plan (LDP), for the village of Llangwm, and is situated between the existing edge of the settlement and Cleddau Reach VC Primary School, which opened in April 2013.

Llangwm is a beautiful and vibrant rural village, located on the Cleddau Estuary in South Pembrokeshire, and with easy connectivity to the key urban centres of Haverfordwest, Milford Haven & Pembroke. The proposed outline development layout provides for a high-quality residential scheme with incorporated green space, equipped play area and surface water attenuation provision.

There is a proposed mix of up to 46 open market dwellings, with 8 affordable dwellings (15% affordable housing provision) providing an excellent opportunity for developers to deliver a leading flagship scheme in a beautiful Pembrokeshire community

- Superb location within vibrant Pembrokeshire Village surrounded by beautiful countryside •
 - Excellent accessibility to the local road network and easy connectivity to west Pembrokeshire urban centres •
 - Prime development opportunity for high quality residential scheme •
 - Outline planning consent for up to 54 dwellings including 15% affordable housing provision •
 - Direct access off The Kilns / Deerland Road •
 - Excellent range of local facilities & amenities within Llangwm Village •
 - Development site area – approximately 2.80 hectares (6.91 acres) •
- Haverfordwest 5 miles • Pembroke Dock 5.5 miles • Milford Haven 7.5 miles • Pembroke 6.5 miles • Carmarthen 35 miles
Swansea 60 miles • (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

AERIAL VIEW FROM SITE



LOCATION

Llangwm is a vibrant village settlement located on edge of the Cleddau Estuary, and surrounded by beautiful rolling Pembrokeshire countryside, yet benefiting from easy road connectivity to the key urban centres of West Pembrokeshire including Haverfordwest & Pembroke, in addition to the Port of Milford Haven waterway settlements such as Milford Haven itself, Neyland (that has a private yacht marina) and Pembroke Dock. The A40 at Haverfordwest & A477 at Pembroke Dock provide for straight forward accessibility to the A48 & M4 (J.49) connecting all of South Wales & South West.

For detailed information on Llangwm Village, visit the village community website <http://www.llangwm-pembrokeshire.org.uk/>. The Port of Milford Haven is one of the UK's leading ports and contains a wide sphere of marine, cargo, engineering, energy and leisure-based businesses. For further information visit the Port Authority's website <https://www.mhpa.co.uk/>

THE KILNS DEVELOPMENT SITE

The development site forms a natural infill site within the existing village settlement, following the construction of the new Cleddau Reach VC Primary School, which opened in 2013, and adjoins the north of the site. The construction of the school also provided for highway improvements with the installation of a mini roundabout at the site entrance and new pedestrian footpath linkage from the school along the frontage of the site to the village.

PLANNING

Outline planning permission has been secured for the site - Planning Application Reference 21/0846/PA, dated 2nd November 2022. The planning consent provides for Residential Development of up to 54 dwellings, along with associated infrastructure, subject to Reserve Matters. The planning consents provides for the provision of up to 46 open market dwellings and 8 affordable housing dwellings (15% affordable housing requirement). No housing mix or affordable housing tenure has been agreed with the Local Authority. This will be for the developer to agree at Reserve Matters.

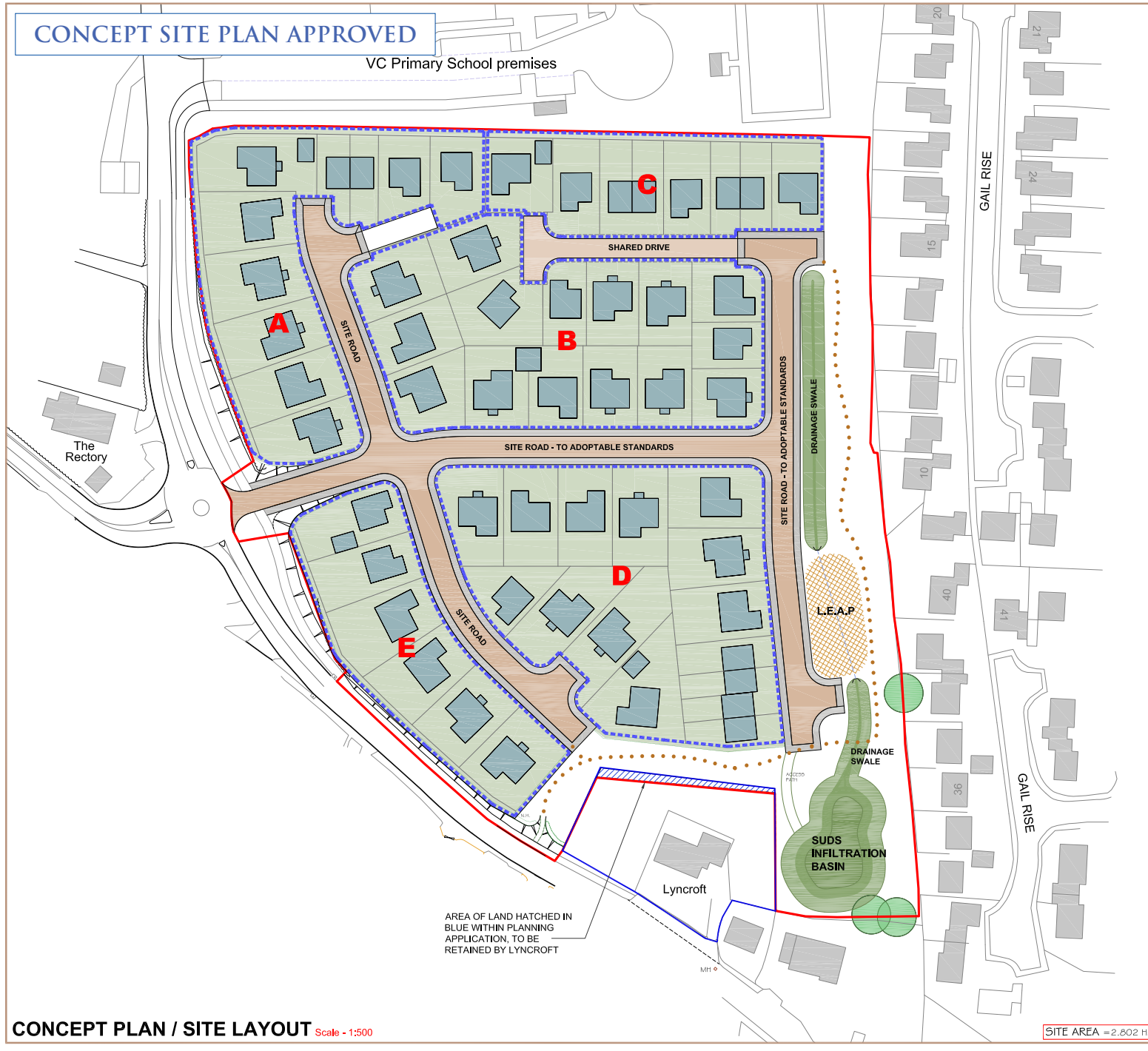
A S.106 Agreement has been completed as part of the planning consent, which obligates the Developer to provide 15% affordable housing as part of the development (or pay a commuted sum payment of £50,875/unit). There is an obligation also to provide a Locally Equipped Area for Play (LEAP) of no less than 400 Sq. m in area, and with at least 10 different fixed items of children's play equipment, along with payment of a maintenance sum when transferred into a Management Company. There is also an obligation to provide Open Space of no less than 3,788 Sq. m. as shown on the concept site plan.

Please contact Powells for a copy of the prepared Planning Information Pack, which contains the Planning Decision Notice, Plans, Completed Section 106 Agreement and Technical Reports. There is also a SAB/SUD's Information Pack available setting out the SUD's pre-application advice and requirements for the Developer to apply for SAB Approval alongside Reserve Matters.



CONCEPT SITE PLAN APPROVED

VC Primary School premises



KEY

- APPLICATION SITE BOUNDARY
- INDICATIVE HOUSING LAYOUTS
- L.E.A.P - LOCAL EQUIPPED AREA for PLAY 400sqm MIN. AREA
- SURFACE WATER ATTENUATION BASIN
- OPEN DRAINAGE SWALE
- PROPOSED PEDESTRIAN LINKS THROUGH GREEN SPACE
- GREEN SPACE - PUBLIC & LANDSCAPE SCREENING ZONES TO ADJACENT HOUSING
- PUBLIC SITE ROADS / PAVEMENTS
- DEVELOPMENT PARCELS
 - A** = 3,616 sqm / 0.362Ha
 - B** = 4,716 sqm / 0.472Ha
 - C** = 2,231 sqm / 0.223Ha
 - D** = 4,992 sqm / 0.499Ha
 - E** = 2,532 sqm / 0.253Ha
 - TOTAL** = 18,087 sqm / 1.809Ha

INDICATIVE HOUSING DENSITY

DEV. PARCELS	DWELLINGS / Ha
A	27.6 / Ha
B	31.7 / Ha
C	35.8 / Ha
D	30 / Ha
E	23.7 / Ha
Average -	29.76 / Ha

LAND USE BUDGET

SITE AREAS	AREAS	PERCENTAGE
HOUSING PARCELS	1,809 Ha	64.15 %
GREEN SPACE	0,378 Ha	13.4 %
L.E.A.P	0,040 Ha	1.42 %
SUDS (BASIN/SWALES)	0,131 Ha	4.64 %
ROADS/PAVEMENTS	0,462 Ha	16.38 %

AREA OF LAND HATCHED IN BLUE WITHIN PLANNING APPLICATION, TO BE RETAINED BY LYNCROFT

CONCEPT PLAN / SITE LAYOUT Scale = 1:500

SITE AREA = 2.802 Ha

Rev. A L&E USE BUDGET FIGURES UPDATED 09/22
 Date: 20/06/2024
 Project: CONCEPT PLAN
 Drawn by: Powells Chartered Surveyors.
 Project: Proposed outline Planning application for Residential Development to land north of the Kilns, Llangyn, Penbroskwaite (Land Allocation = HSG1063LDP21)



KEY INFORMATION

Services: All interested parties should satisfy themselves to the availability and costs of connection for mains services and utilities to the site and make, and rely, upon their own enquiries. Existing mains foul drainage and surface water pipes run parallel along the eastern boundary.

Sale Method: The Kilns Development Site is available For Sale by Informal Tender. Please review the Tender Information Letter that accompanies this Brochure for full details of the Tender Process & Tender deadline.

Sale Terms: Offers are invited on a full unconditional basis and invited Gross of all S.106 Contributions with evidence of proof of funds and confirmation of the ability to complete on the sale within 6 weeks of solicitors being formally instructed.

Planning Information Pack: A Planning Information Pack is available by request.

SAB / SUD's Information Pack: A SAB/SUD's Information Pack is available by request.

Obligation for Construction of Retaining Wall: The developer will be responsible for the installation of an appropriate retaining wall to support the bank which will form part of the retained land with Lyncroft, once the new connecting section of roadside footpath is constructed.

Retained Area of Land: It should be noted that the Owners are retaining a small slither of land with Lyncroft, shown hatched blue on the Site Plan, which falls within the area granted planning permission. This does not affect the planning consent granted.

Local Planning Authority: Pembrokeshire County Council. Telephone: 01437 764551.

VAT: The sale price will be subject to VAT being charged.

Expressions of interest: Interested parties should formally express any interest in the site by emailing confirmation to enquiries@powellsrural.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period.

Viewings: At any time during daylight hours with a copy of the brochure, access is direct off the mini roundabout at The Kilns/Deerland Road to the western fringe of the village.

Site Promoter: The outline planning consent secured upon the development site has been secured by the Powells Land Promotion Team, for our specialist planning and land promotion services, please visit <https://www.powellsrural.co.uk/services/planning-and-development/promotion-services/>

Powells are grateful to our principal technical consultant that has undertaken the design & architectural work on this project, Hayston Developments & Planning.

Telephone 01437 891817
www.haystonplanning.co.uk



Further Information: For further information please contact David Powell BSc (Hons) MSc MRICS FAAV or Stuart Leaver BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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