

For Sale

On behalf of RJ Belcher & AD Rodger (Joint LPA Receivers)
Development Opportunity

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Parc Emlyn
Waterloo Road
Pen y Groes
Llanelli
SA14 7NP



Contact

For further information or to arrange an appointment please speak to:

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- Site area of approximately 18.08 Ha (44.67 acres)
- Brownfield development site
- Planning permission for 218 new homes

Location

Pen y Groes is located in Carmarthenshire, west Wales, approximately 2 miles east of Cross Hands, 5 miles north of Junction 49 (the last junction) of the M4 motorway and 16 miles north of Swansea.

The property is situated in the centre of Pen y Groes and is bound by Gorsddu Road to the south, agricultural land and a scrap yard to the west, houses and Norton Road to the north and the rugby club, church and third party land to the east.

The main access to the site is currently provided from Waterloo Road, however further access is available from Norton Road.

Description

Parc Emlyn represents an irregular shaped brownfield development site. The land has been used for mining and subsequently as a brickworks in previous years and has since been cleared, remediated and reprofiled and is now disused.

The site is irregular in shape and extends to 18.08 Ha (44.67 acres).

The site represents a significant regeneration site providing a residential led mixed use development opportunity.



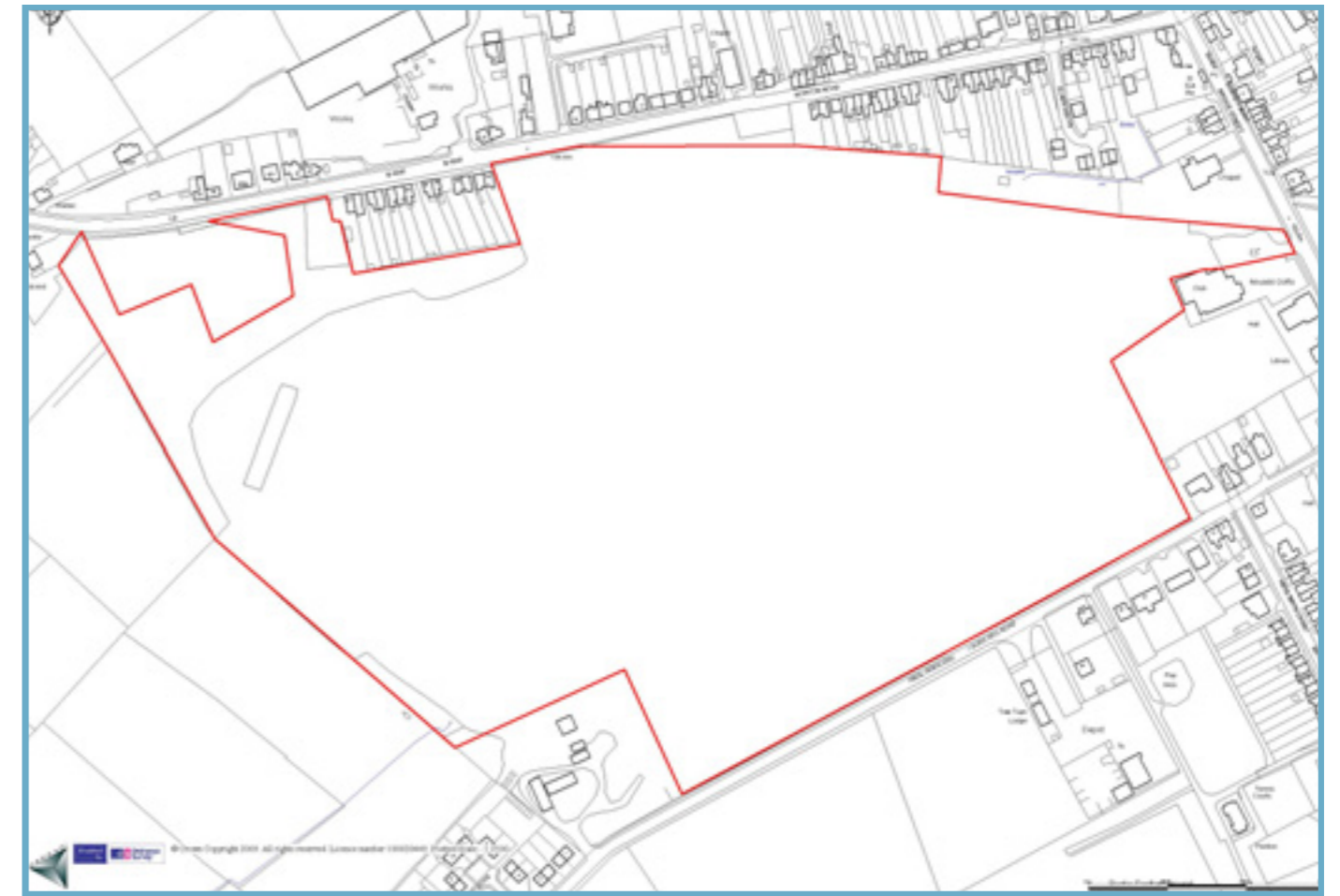
Planning

The redevelopment of the site is supported by both national and local planning policy. The adopted Carmarthenshire Unitary Development Plan identifies it as an extensive brownfield regeneration site suitable for residential, employment, recreation and open space. The Council has also confirmed that it wishes to see this site redeveloped.

The site has a positive planning history reflecting this policy. A series of planning applications have either been approved, or have resolutions for approval. These include an outline planning permission (E/01250) for a mixed use development comprising of residential, industrial, warehousing and commercial development, falling within Use Classes C3, B1, B8, and A2 respectively. This outline permission was granted on the 21st August 2000 and was not subject to a section 106 agreement although a number of planning conditions are attached. Following this outline planning permission, there have been subsequent applications and approvals, including a reserved matters approval (GW/04743) which was granted on the 24th September 2004 for full details of Phase 1 together with details of access, landscaping and siting for the remainder of the site (Phases 2 and 3). As it stands, the overall development comprises a mix of 218 new homes on the site. Phase 1 of the development comprises a mix of residential (including 83 new homes and a nursing home) and industrial development; Phase 2 comprises residential (including retirement homes), industrial and commercial development; and Phase 3 comprises residential (including hotel) and commercial development.

A planning application has been submitted to the local planning authority to extend the time period for the commencement of development for a further five years in relation to Phase 1 and associated road and access works.

A copy of the planning permissions is provided within the information memorandum.



Services

We have made enquiries with the utility service providers in respect of the availability of services in the locality of the site. A copy of their response is provided within the information memorandum. We can confirm that there is no gas available within the vicinity of the site.

Tenure

The property is held freehold and for illustrative purposes is shown edged red on the above plan. Copies of the registered title are available in the information memorandum.



Proposal

Offers are invited for the freehold interest in the property.

An information memorandum in respect of the property including an environmental appraisal, copies of planning permissions, responses to utility provider enquiries and Land Registry documents is available on request.

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or visit our website at:

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