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Residential Development Site , Tenby, SA70 8SG

£525,000

A rare opportunity to acquire a residential development site in the heart of Pembrokeshire.

The site extends to approximately 1.4 acres and has outline planning approval for 13 properties. These properties are made up of a combination of detached 3-4 bedroom houses, and semi-detached 2-3 bedroom houses.

Situated within the village of Sageston, the site has good transport links via the A477 Pembroke to Carmarthen through road, and is a short distance to Carew Castle and mill pond, with a short drive to the beaches of Tenby and Saundersfoot. Sageston itself has a pub, school, and is near to local amenities.

LOCK HOUSE C. 1750

The Property Ombudsman

Regulated by R.I.C.S Giles Birt, B.Sc., M.R.I.C.S

RICS

Planning Consent

The planning information and various documents can be found on Pembrokeshire County Council's Planning portal, under the reference 22/1010/PA

Section 106

A section 106 agreement has been entered into for either providing 5% of the housing units as affordable housing, or alternatively, affordable contributions to be agreed.

Site Layout

We have provided the proposed site layout plan for illustrative purposes.

From Tenby, follow signs towards Pembroke on the A477. At Carew Roundabout, take the 3rd exit into Sageston. Follow the road round to the left and the site can be found shortly after on the left-hand side, adjoining Ashleigh House.

ILLUSTRATIVE SITE SECTION A-A IN CONTEXT - 1:250

Proposed trees to be removed indicated thus. All removed trees fall within categories of U & C, which describe defects present or not living also trees of low quality & low life expectancy. SEE TREE SURVEY FOR FULL DETAILS.

-Trees to be removed.
-Tree canopy outline
-Root protection area.

KEY
COMPOSTING BIN
GENERAL WASTE BIN
RECYCLING WASTE BIN
WATER BUTT
Not indicated, but provided to all dwellings
ROTARY DRYING LINE
FOUL GRAVITY DRAINS-TO MAINS FOUL SEWER.
SUDS - SURFACE WATER DRAIN / SOAKAWAYS- (subject to SABS Design / application)
NOTE : Service provisions are suggested only and subject to Engineers / service provider design / details & W.M.A & are for assistance only.

Proposed visibility splays shown hatched - 70m x 2.1m subject to P.C.C Highways requirements

New site entrance, to adoptable standards - 6m kerb radii; 5.5m wide access road; 1.8m footpaths

70m min. Vis. distance

Mains Foul site drainage connected into Mains Foul sewer in Main Road, subject to WWA agreement.

New tree / landscaped verge

Suggested pedestrian crossings

Parking provisions for all Houses to be 2 x car spaces throughout.

Suggested 1m 'step-off' footpath along verge

All new Estate roads constructed to 'adoptable standards' in agreement with PCC Highways Dept. Generally 5.5m wide roads; 1.8m footpaths.

Existing gate access infilled with fence, with new native landscaping along boundary.

Possible future Estate road link into adjacent part land of Housing Allocation HSG/015/0022

Suggested land allocation for SUDS drainage for Estate roads & possible Housing, if needed. Subject to Civil Engineers details at Detailed Planning stage - IF SUDS area not required, additional Dwelling plot to be located.

Suggested native L'scaping to SUDS area for additional wildlife/ecology provisions

NOTE:
SUDS requirements subject to full Site investigation / porosity testing throughout site. Surface water drainage/SUDS design for roads & dwellings to be maintained within site area

× Note -Hedgehog 'Highways' to be provided within all perimeter +division timber fences to new Dwellings - See Ecology report

AFFORDABLE HOUSING
Affordable housing to be provided throughout Development at a provision 5% of the unit total OR alternatively affordable contributions to be agreed

NEW LEIGH

ASHLEIGH HOUSE

WORKSHOP

1.2m high intermediate close boarded fencing to rear boundaries

NEW SITE ROAD - TO ADOPTABLE STD.5

Turning head

parking

Patio

Gdn.

Gdns.

New 1.8m c/b timber fence

New extended boundary shrub planting, with mixture of native species.

Surface water drainage for dwellings provisionally discharging to soakaway pits within gardens - located 5m min. from any building, subject to Site ground investigation / porosity tests for SABS design & approval.

ADJACENT FIELD

Approx. outlines of Highway attenuation basins

B318

Adjacent land / buildings in same ownership, outlined in blue.

Existing mature trees to be retained & protected.

Existing conifer hedge to be removed / trans-located back towards Ashleigh House, reducing thickness of hedge, plus providing 1m verge/footpath.

30MPH speed limit signs, entering Village from Roundabout.

Existing heavy landscaping along East boundary to be retained & protected.

Indicative Dwellings / layouts shown, subject to Detailed Planning design / approval currently showing 13-14no. New Dwellings (1NO. Affordable allowance) subject to land requirements for SUDS design.

Existing trees + shrubs along south boundary to be retained & lightly pruned as required.

A477 ROUNDABOUT

NOTE :
PROPOSED SITE INDICATED IS PART OF HSG/015/00022 -HOUSING ALLOCATION (1.27Ha) WITH CURRENT UNIT ALLOCATION OF 31 DWELLINGS & AFFORDABLE HOUSING OF 5%

TOTAL SITE AREA SHOWN = 0.574Ha (0.42Ha WITHIN ALLOCATION.
UNIT TOTAL IN RELATION TO LAND PERCENTAGE = 14 DWELLINGS, POTENTIALLY REDUCED SUBJECT TO SUDS DESIGN SPACE REQUIREMENTS

SITE AREA = 0.574Ha

PROPOSED ILLUSTRATIVE SITE LAYOUT - 1:500

0 20 40 60 70
1:1

ECOLOGY ENHANCEMENTS

-Bird nest & Bat boxes provided to all new Dwellings throughout site
-Schweglar 1FR bat tubes or similar approved, provided to south OR west facing building all new Dwellings throughout site -
-Bird boxes provided to all East & north facing elevations to new Dwellings.
-All existing tree-lines along site boundaries retained, with some isolated pruning and tree removal as per recommendations.
All / any pruning to be checked for potential bat roost features as required & carried out under ecological supervision if required.
-All external lighting to be downward illuminating & PIR sensors, + LED type.
-Hedgehog highways to be provided in all new boundary + division timber fences.

-All to be read in conjunction with Ecology Report / recommendations.

LANDSCAPING

- Drives paved with permeable brick or block paviours
- Patio areas - paviour or paving slab finish
- Tarmac finish to Estate road
- Grassed garden areas to front & rear of dwellings.
- 1.2-1.8m close boarded timber fences, where indicated.
- Suggested new tree planting
- Existing retained / protected Planting / hedging
- N.H. New landscaped earth bank / hedgerows with mixed native species Planting
- Various ornamental/native planting
- New low level hedges/planting

- Comprehensive landscaping scheme to be carried out at Detailed planning stage.
-All existing hedgerows to be supplemented with additional native shrubs / plants to increase density where necessary.

SCALED PARAMETERS

MIXED HOUSE TYPES

Final site layout & Dwelling designs subject to Detailed planning approval

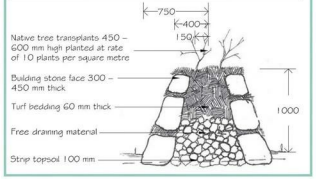
Type A -
1.5 - 2 Storey detached 3-4 Bed Units
Main Dwelling area
Width between - 7.5 -8.0m max
Length between - 9.5- 10.5m max
Ridge heights between - 6.5 & 8.5m max
Wings -
width=3-4m;Length=4-6m; R=6-7m ht
Roof Pitches - 30deg. min. - 45deg. max.
Porch-
width=1.5-2m;Length=2-3m; R=3-4m
Roof Pitches - 30deg. min. - 45deg. max.

Type B -
1.5 - 2 Storey detached 3-4 Bed Units
Main Dwelling area
Width between - 7- 8m max
Length between - 8- 9.5m max
Ridge heights between - 6.5 & 8.5m max
Wings -
width=2-2.5m;Length=5-5.5m; R=6.5 -7.5m ht

Type C -
1.5 - 2 Storey 'Semi-D' 2 - 3bed Units
Width between 6 - 6.5m max
Length (span) between 7.5 - 8.5m max
Ridge height between - 6.7 & 8.7m max
Roof Pitches - 30deg. mn. - 45deg. max
Porch-
width=1.5-2m;Length=2-3m; R=3-4m
Roof Pitches - 30deg. mn. - 45deg. max.

NOTE - 1.no UNIT ALLOCATED AS 'AFFORDABLE UNIT' OR AFFORDABLE CONTRIBUTION TO BE MADE.

TYPICAL NEW HEDGE BANK DETAIL



Revision	Description	Date

Drawing
ILLUSTRATIVE SITE LAYOUT

[redacted]

Project / Title
Outline planning application for Part of land Allocation - HSG/015/00022 to land adjacent to Ashleigh House, Sageston, Pembrokeshire

Dwg No.	Job No.	Paper	Scale
P20	1769	A3	1:500

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