



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



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



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.

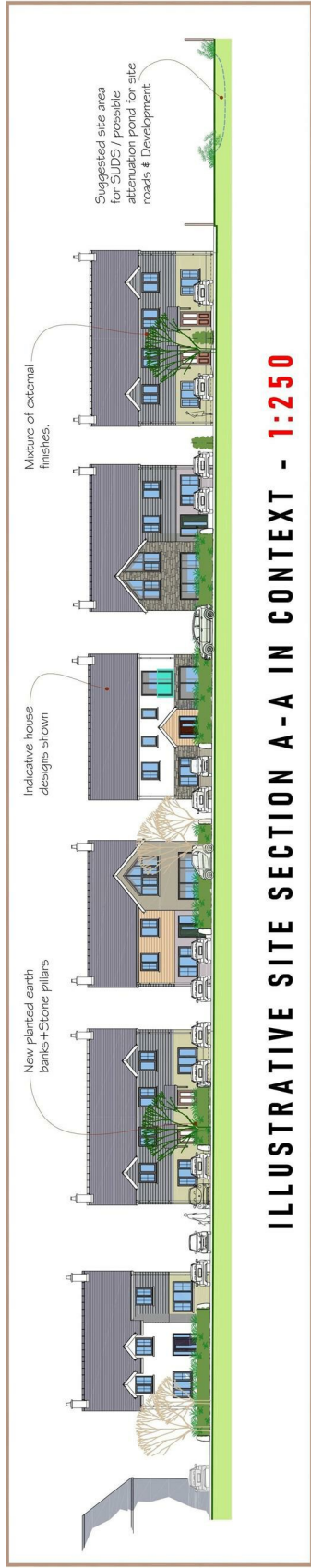
Site Layout

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



- Bird nest & Bat boxes provided to all new Dwellings throughout site
- Saverlar - IFR bat tubes or similar approved, provided to south OK 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 & FIR 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

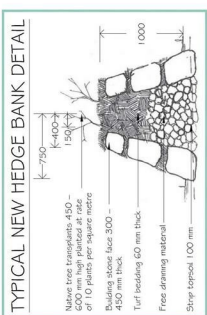
	Drives paved with permeable brick or block pavers		Suggested new tree planting
	Plate areas - paviour or paving slab finish		Existing retained / protected planting / hedging
	Tarmac finish to Estate road		New landscaped earth bank / road
	Grassed garden areas to front & rear of dwellings, timber fences, where 1.2-1.8m close boarded timber fencing, where indicated.		Various ornamental/native 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

MAKED HOUSE TYPES

Plot size based on 1/12 Dwelling Allocation subject to Detailed Planning approval

Type A	2 Storey detached 3-4 Bed Units
Main Dwelling area	9.0-9.5m max
Length between	9.5 - 10.5m max
Width between	6.5 - 8.5m max
Roof pitches between	6.5 & 8.5m max
Wings	- 2.5m length = 5.5m, R=6.5
- 7.5m ht.	
Type B	2 Storey detached 3-4 Bed Units
Main Dwelling area	8.0-8.5m max
Length between	9.5 - 10.5m max
Width between	6.5 - 8.5m max
Roof pitches between	6.5 & 8.5m ht.
Wings	3.4m length = 4.5m, R=6.7m ht.
Roof Pitches	- 30deg. mm. - 45deg. max.
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ILLUSTRATIVE SITE LAYOUT

Revision: _____ Date: _____

Scale: 1:500

Project: A477

Location: Sateson, Pentrecoedwale

Client: Hayston Developments & Planning Ltd

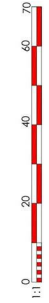
Outline planning application for Part of land Allocation - HSGM15/0022 to land adjacent to Ashleigh House, Sateson, Pentrecoedwale

Drawn by: _____

Checked by: _____

Approved by: _____

PROPOSED ILLUSTRATIVE SITE LAYOUT - 1:500



AFFORDABLE HOUSING

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

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

New extended boundary shrub planting with mixture of native species.

Surface water drainage for dwellings provisionally discharging to soakaway pits within gardens - located 5m mm. from any building, subject to Site ground investigation / porosity tests for SAB5 design & approval.

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

Existing conifer hedge to be removed / translocated 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 x 14no. New Dwellings (1 NO. Affordable allowance) subject to land requirements for SUDS design.

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

Existing mature trees to be retained & protected.

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
- WATER BUTT
- GRASSY DRIVING LINE
- PERMEABLE PAVING
- PERMEABLE DRIVEWAY
- PERMEABLE PATIO
- PERMEABLE DRIVEWAY
- PERMEABLE DRIVEWAY

NOTE: Proposed for removal and replacement with native species. Proposed for removal and replacement with native species. Proposed for removal and replacement with native species.

Indicative house designs shown

Mixture of external finishes.

New planted earth banks + Stone pillars

Suggested site area for SUDS / possible attenuation pond for site roads & Development