



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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Residential Development Site , Tenby, SA70 8SG

£475,000

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

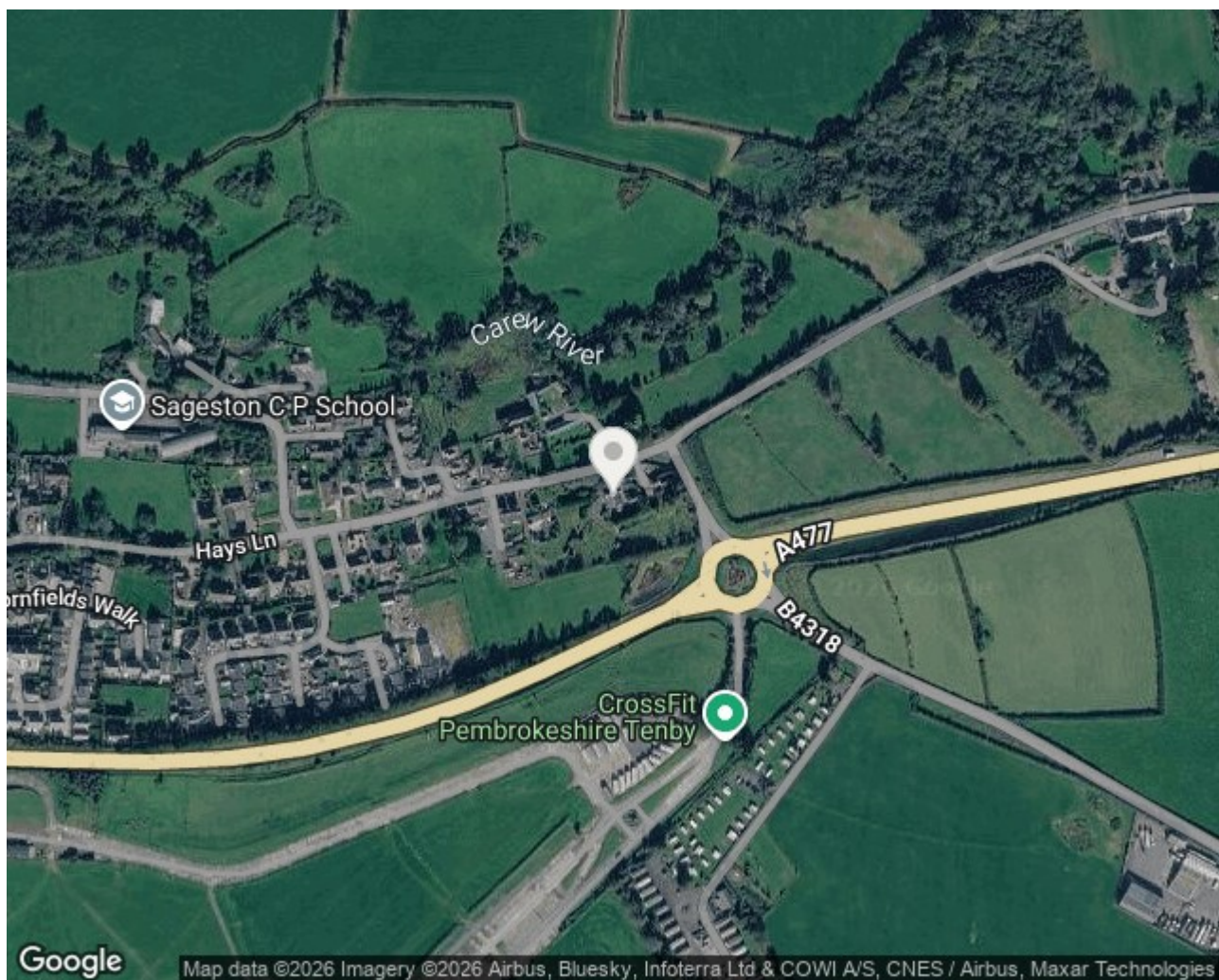
The planning information and various documents can be found on Pembrokeshire County Council's Planning portal, under the reference 22/1010/PA

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.

ORIGINAL MANUSCRIPT

- Bird nest & Bat boxes provided to all new Dwellings throughout site
- Schwegler IFR bat tubes or similar approved, provided to all North or West facing building all new Dwellings throughout site
- Bird boxes provided to all East & north facing elevations to all new Dwellings.
- All existing trees along site boundaries retained, with some isolated pruning and tree removal as per recommendations.
- All IFR / 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 areas or block paving		Suggested new tree planting
	Falso areas - gravel or pebbles		Existing retained/protected planting / hedging
	Turf or grass		New landscaped earth bank/hedgerows with mixed native species planting
	Grassed garden areas to rear of dwellings		Varnished ornamental hedges
	1.2-1.4m slope bounded timber fences, where indicated.		New low level hedgerow/landscaping
	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

MARKED HOUSE TYPES

Final result to Detailed planning approach

Type A:

3-Storey detached 3-4 Bed Units

Main Dwelling area	60 m ² max.
Width between 7 - 9.5 m max.	
Length between 8 - 10 m max.	
Road frontage 10 - 12 m max.	
Wings + 2.2 x 5m Length = 6.5 - 8.5 m max.	
7.5 m min.	

Type B:

2-Storey detached 3-4 Bed Units

Main Dwelling area	45 m ² max.
Width between 6 - 9 m max.	
Length between 7 - 9 m max.	
Road frontage 8 - 10 m max.	
Wings + 2.2 x 5m Length = 5.5 - 7.5 m max.	
7.5 m min.	

Type C:

3-Storey Semi-D 2 - 3 Bed Units

Main Dwelling area	55 m ² max.
Width between 6 - 6.5 m max.	
Length between 7.5 - 8.5 m max.	
Road frontage 8 - 10 m max.	
Road Frontage - 30deg max. - 45deg max.	

Foot-

width = 1.5m Length = 2.5m; 3- 4.5 m max.
Road Frontage - 30deg max. - 45deg max.

Note: 1: no unit allocated as AFFORDABLE UNIT or AFFORDABLE
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Native tree topsoils 450 – 600 mm high planted at rate of 10 plants per square metre

Building stone base 300 – 400 mm thick

Turf bedding 60 mm thick

Free draining material

Strip topsoil 100 mm

1000

750

150

400

ILLUSTRATIVE SITE LAYOUT

Hayston Developments & Planning Ltd
The Planning Studio, Hayston Bridge
Pembroke Road, Haverhill, Suffolk IP30 3JF
Tel: 01473 891 817
Fax: 01473 851 354
Email: info@haystondesign.co.uk

Outline planning application for Part of land Allocation - HSG015/00022
To land adjacent to Ashleigh House, Sageson, Pembrokehire

Draw No.	Job No.	Scale
1	1769	1:500

Drawn by [Redacted]
Project [Redacted]

SITE AREA = 0.574Ha

NOTE: PROPOSED SITE INDICATED IS PART OF HSG015/00022-HOUSING ALLOCATION (1.27Ha) WITH CURRENT UNIT ALLOCATION OF 31 DWELLINGS & AFFORDABLE HOUSING OF 5% TOTAL SITE AREA SHOWN = 0.574Ha (0.42%Ha) WITHIN ALLOCATION. UNIT TOTAL IN RELATION TO LAND PERCENTAGE = 14 DWELLINGS, POTENTIALLY REDUCED SUBJECT TO SUDS DESIGN SPACE REQUIREMENTS

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