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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.



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



## Planning Consent

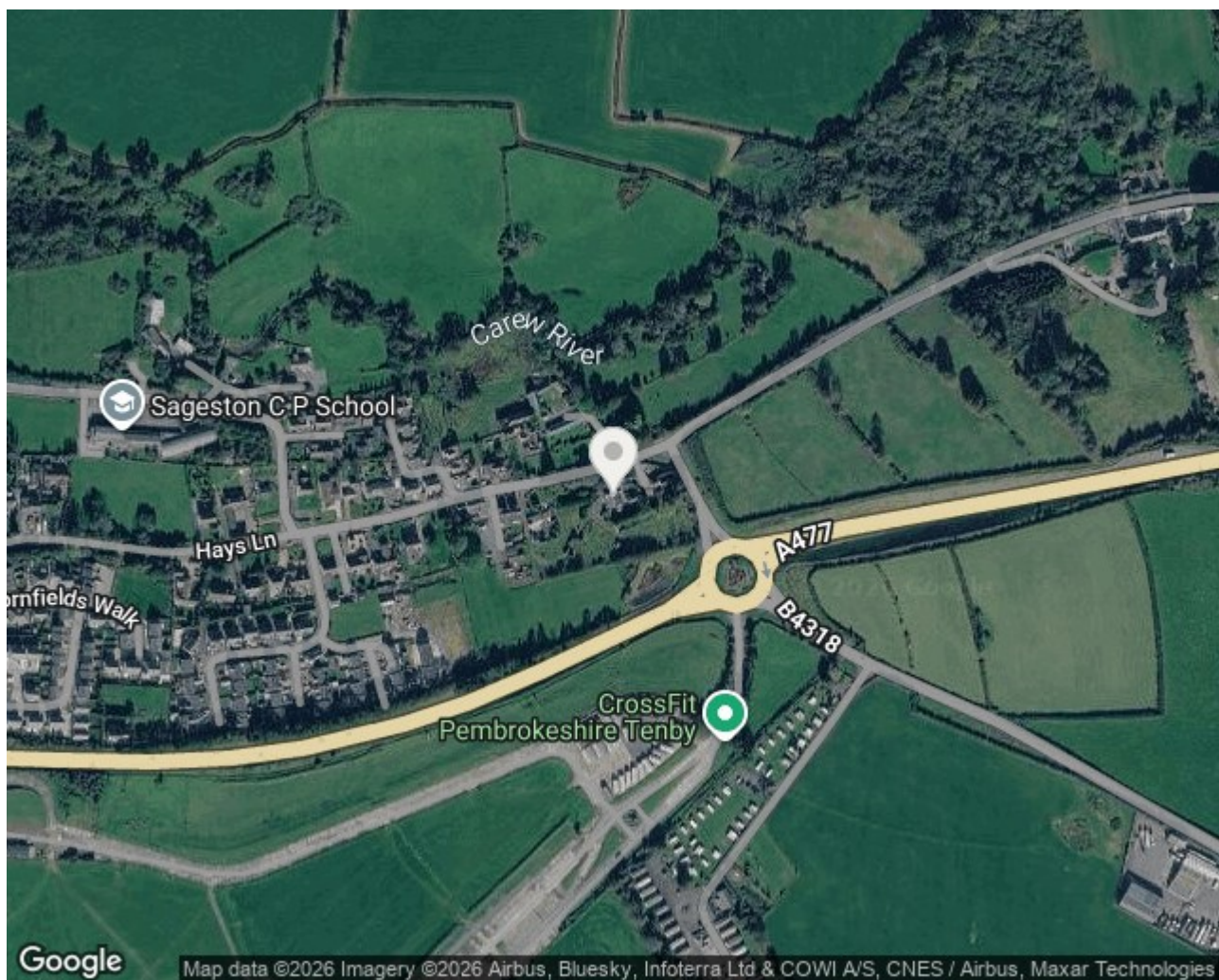
The planning information and various documents can be found on Pembrokeshire County Council's Planning portal, under the reference 22/1010/PA

## 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.

ORIGINALITY STATEMENT

- 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*

**Figure 9** – 2 Storey detached 3-4 Bed Units

| Man                                   | Man                                   |
|---------------------------------------|---------------------------------------|
| Dwelling area                         | Dwelling area                         |
| Width between 6.5 – 9 m max           | Width between 6.5 – 9 m max           |
| Length between 7.5 – 8.5 m max        | Length between 7.5 – 8.5 m max        |
| Road heights between 6.2 – 8.5 m max  | Road heights between 6.2 – 8.5 m max  |
| Wings – 2.2, 5m; Length – 5.5m; 9.45m | Wings – 2.2, 5m; Length – 5.5m; 9.45m |
| 7.5m lift                             | 7.5m lift                             |

**Figure 10** – 3 Storey detached 3-4 Bed Units

| Man                                     | Man                                     |
|-----------------------------------------|-----------------------------------------|
| Dwelling area                           | Dwelling area                           |
| Width between 6.5 – 9 m max             | Width between 6.5 – 9 m max             |
| Length between 7.5 – 10 m max           | Length between 7.5 – 10 m max           |
| Road heights between 6.2 – 8.5 m max    | Road heights between 6.2 – 8.5 m max    |
| Wings – 1.4m; Length – 4m; 6.5m; 7.7m   | Wings – 1.4m; Length – 4m; 6.5m; 7.7m   |
| Road Footprint – 300sqm; 300sqm; 450sqm | Road Footprint – 300sqm; 300sqm; 450sqm |
| 7.5m lift                               | 7.5m lift                               |

**Figure 11** – 3 Storey detached 3-4 Bed Units

| Man                                     | Man                                     |
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| 7.5m lift                               | 7.5m lift                               |

**NOTE:** 1. No unit allocated as AFFORDABLE UNIT OR AFFORDABLE

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**

**Project Title**  
[REDACTED]

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

**Dwg No.** 1769 **Job No.** 1769 **Scale** 1:500  
**Prep'd** AS

ORIGINAL MANUSCRIPT

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**SCALED PARAMETERS**

MARKED HOUSE TYPES

*Final result to Detailed planning approach*

**Figure 9** – 2 Storey detached 3-4 Bed Units

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