



## Offers In The Region Of £150,000



The Former VC School is located on the edge of the village of Pendine - a coastal community which adjoins Carmarthen Bay and is renowned for its extensive sandy beach. Pendine is situated some 6 miles from the small town of St Clears and some 15 miles south-west of the County town of Carmarthenshire.

The original property is mainly of dressed stone construction incorporating a variety of shaped and arched windows with limestone surrounds. To the north side of the original building is a large extension which mirrors the design of the original property. Along the front and western sides of the property are two prefabricated classroom extensions.

The site is quite large, extending to 0.67 acres, and slopes from north to south incorporating playground areas and parking areas and has significant redevelopment potential subject to the relevant planning consents.



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**Reception Area and Porch**

**Main Hall**

**Classrooms**

**WC facilities**

**Office**

**Further WC facilities**

**Outside**

The property has significant frontage to the minor road between Marros and Pendine with gated vehicular access. The former playground is predominantly hardstanding with a grassed area beyond to the Northeast corner and a wooded area to the Western boundary.

**General Notes**

Services: All services have been disconnected although some mains services are available

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Viewing: Strictly by appointment with R K Lucas & Son

**Overage Provisions**

Definitions:

"Base Value" to be the higher of either  
 (a) The price paid for the Property; or  
 (b) the existing use value of the Property at the date of the Trigger.

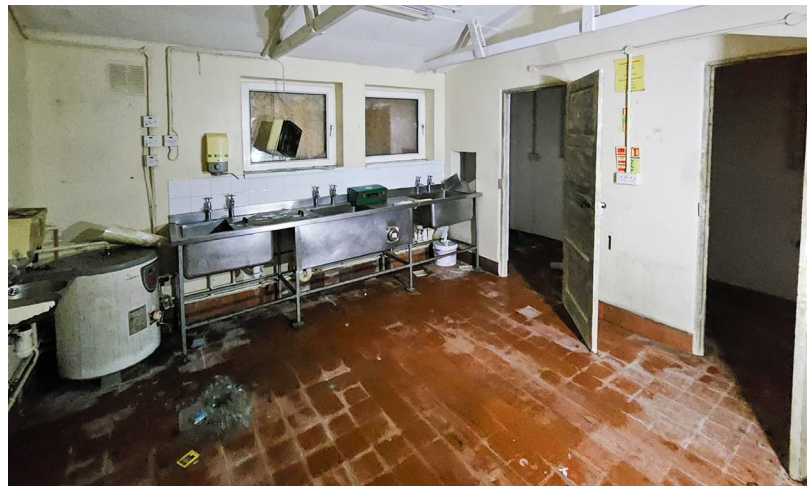
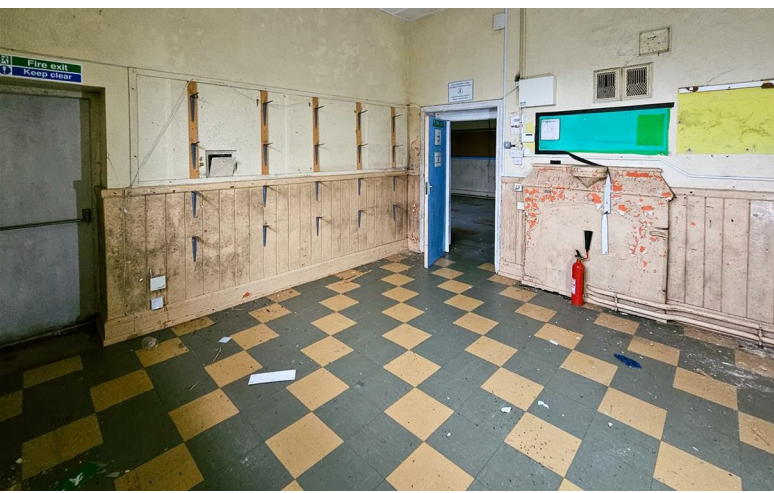
"Qualifying Development" means any development (including new build, conversion, or change of use) that would or does create one or more units for Residential Use whether or not for mixed-use (i.e. commercial, industrial, agricultural and or residential)

"Residential Use" means (a) private residential dwellings (single or multiple units) (b) affordable housing (c) short-term & holiday occupation explicitly including use as a holiday let, serviced accommodation, short-term rental (e.g., Airbnb/booking.com style letting), or temporary

sleeping accommodation, regardless of whether such use falls within Use Class C3, C1, or Sui Generis.

1. Overage period: 15 years from the date of Completion.
2. The Overage trigger: the Overage will be triggered upon the grant of planning permission for any Qualifying Development.
3. Overage calculation: to be 50% of the uplift in value calculated on the market value of the property with the benefit of the planning permission minus Base Value
4. Payment: the Overage to be paid upon completion of any sale of residential unit or within 36 months of the grant of planning permission.
5. Security: The Overage to be secured by a restriction on title requiring a deed of covenant from any successor in title.





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From St Clears: Leave St Clears heading South on the A4066 towards Laugharne. After crossing the river take the first right onto a minor road toward New Mill. Continue on this road for approximately 4 miles until you reach a T-junction. Turn left signposted for Pendine. Upon reaching Pendine village turn right adjacent to the cemetery signposted for Morfa Bay Adventure centre. After approximately 0.25 of a mile you will reach the Former School on your right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.