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OWEN & OWEN
CHARTERED SURVEYORS

**Residential Development Site with Planning Permission
for a mix of Eight Detached Bungalows
on Land to the North of The Paddock, Penally,
Pembrokeshire**



Development land for new build rarely comes available in the Penally area and this is therefore an excellent opportunity to purchase a small residential development site situated on the outskirts of the town of Penally with attractive views over open countryside to the north.

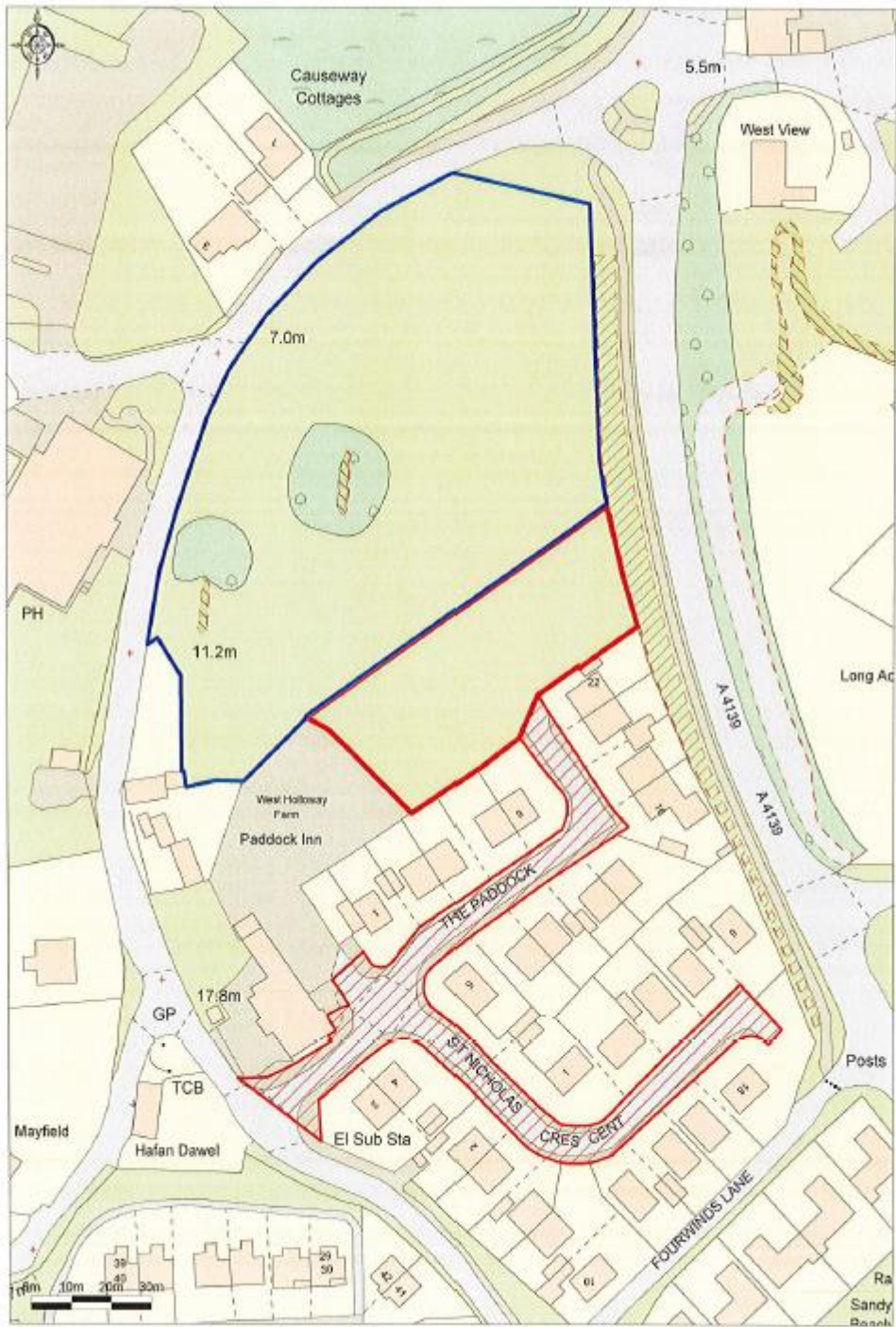
The land is within walking distance of all the amenities of Penally including church, public house, shop and hotel.

The renowned South Beach at Tenby is also within walking distance and the charming seaside town of Tenby is approximately two miles distant.

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Description:	<p>The development site has access direct from the private road known as The Paddock.</p> <p>A plan is attached showing the suggested layout of the plots which will comprise four detached three bedroom bungalows and four detached two bedroom bungalows. The Planning Consent refers to drawings for two and three bedroom semi - detached bungalows. Purchasers should therefore clarify the style and type of housing with the Planning Authority.</p> <p>In all the development land amounts to 0.6acres (0.24 ha) and is shown edged red on the attached location plan.</p>
Planning:	<p>Planning Permission Application No. 16/0391/PA will shortly be granted by Pembrokeshire County Council as the Section 106 Agreement has now been signed by the Vendors of the development land.</p> <p>Copies of the Planning Permission are available from the offices of Owen & Owen.</p>
Section 106 Agreement:	<p>A Section 106 Agreement has been agreed and signed by the Vendors and it is agreed that two of the dwellings will be made available for Affordable Housing.</p> <p>In default of a Registered Social Landlord (or similar as outlined in the Section 106 Agreement) coming forward then there will be a commuted payment of £50,875.10.</p>
Access Roads:	<p>The sale of the development land will include the roads known as The Paddock and St.Nicholas's Crescent.</p> <p>The Vendors of the development land will be required to improve the surface of these roads. We have been advised although we have not verified the information that householders with properties fronting onto these roads can be required pay a proportion of the cost of maintenance and repair of the roads as a result of their right to use them.</p>
Services:	<p>The development land is un-serviced and potential purchasers must make their own enquiries to the various service providers with regard to the location, provision and capacity of all services.</p> <p>We understand that it will be necessary for a pumping station to be built to accommodate the foul drainage.</p>
Price:	£295,000 (two hundred and ninety five thousand pounds) for the freehold interest.
Viewing:	<p>Strictly by appointment with the joint selling agents Messrs Owen & Owen, 142 Main Street, Pembroke SA71 4HN. Tel. No. 01646 621500</p> <p>Email: info@owenandowen.co.uk</p>

Land North of The Paddock, Penally, Pembrokeshire

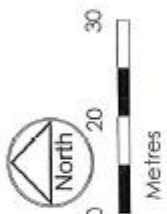


Promap
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For identification purposes only

Key:

- 3 bedroom bungalow (4 No.)
 Plot 1 (front od) with garage
 Plot 2 (front od)
- 2 bedroom bungalow (4 No.)
 Plot 3 (front opposite)
 Plot 4 (front opposite) with garage
 Plot 5 (front opposite)
 Plot 6 (front opposite)
 Plot 7 (front od)
 Plot 8 (front od)
- Garage
- Tarmacadam access, turning head and 1.8m wide footway
- Block paving to driveways
- Concrete paving slabs
- Turfed/maintained grasses
- Indigenous planting consisting: Hazel (50%), Holly (30%), Hawthorn (10%), Wild Privet (5%) & Sycamore (5%)
- Sewage pumping station
- 100mm dia upvc foul drain
- 100mm dia upvc storm-water drain and soakaway
- Recycling



Rev B Amended to show proposed road upgrades 13/05/2016
 Rev A Revised as per POC email 03/27/05/2016

Proposed Residential Development on Land adjacent to The Paddock, Perth, Perthshire

PROPOSED SITE PLAN & LANDSCAPING	
DATE:	24/03/2016
DRAWN BY:	02/06/2016
CHECKED BY:	17/05/16
SCALE:	A1