



ZONE 11, OCEAN DRIVE, PENNAR
SA72 6GL & LAND AT OCEAN WAY,
PENNAR

FOR SALE Upon instructions of
the Fixed Charge Receivers

Land extending to approximately 4.9 acres
with lapsed planning consent.

CONTACTS

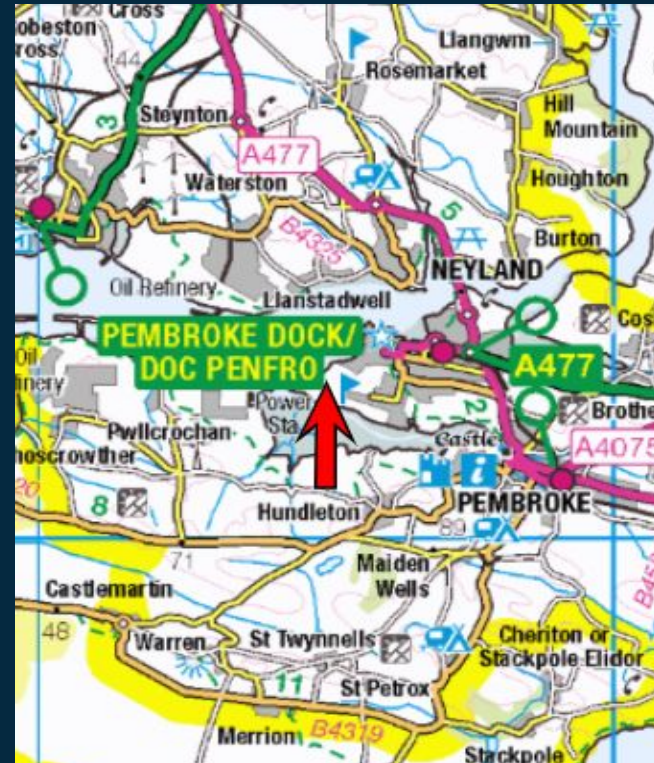
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KEY CONSIDERATIONS

- The land consists of two parcels under freehold title numbers CYM605130 and CYM802378 extending to circa 4.9 acres in total
- Former planning permission for 8 dwellings was granted under reference number 16/0590/PA in conjunction with a wider development
- Local area is a mixture of town houses and detached dwellings, with the site forming part of a larger development site.
- The site borders South Pembrokeshire Golf Club and is less than 2 miles from the town centre.



Zone 11, Ocean Drive, Pennar, SA72 6GL &
Land at **Ocean Way, Pennar**

LOCATION

The site is located in the town of Pembroke Dock, a small market town in Pembrokeshire. Ocean Drive is less than 2 miles from the town centre where local amenities, schools and Pembroke Dock Railway Station is located. The A477 is the main road leading to the town from Carmarthen which is 30 miles to the north. The M4 motorway is located some 50 miles away. The site is situated at the end of a wider residential development named Ocean View which overlooks Pembroke River.

DESCRIPTION

The main development site is held under title CYM605130 which extends to circa 1.3 acres, with an access point from Ocean Way. This section previously benefited from planning permission for eight detached houses which was approved in conjunction with the wider site under reference 16/0590/PA.

There is a further section of land of around 3.6 acres held under title no CYM802378 which comprises a section of the access road and surrounds the wider development. This land forms part of a historic planning consent 12/0892/PA for development of the wider site, though was earmarked for amenity / recreational areas only with no housing designated for this area.

We understand there is an issue with the drainage/sewage system. We have been advised that works have begun on a new sewage pumping station and rising main, but the works have not yet completed and we understand there is an issue with Dŵr Cymru Welsh Water agreeing to adopt the sewage pumping station, which this has caused the wider development to stall. We have no further information regarding this are encouraged to make their own enquiries.

PLANNING

The planning consent granted under reference No. 16/0590/PA in conjunction with Zone 10, provides a total of twenty one dwellings, with 8 dwellings that were due to be positioned on the subject site.

Interested parties should consult directly with the local planning office: <https://www.pembrokeshire.gov.uk/>



Land at Ocean Drive, **Pennar**

TENURE INFORMATION

Two freehold titles CYM605130 and CYM802378 .

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

CONTACT US TO ENQUIRE



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VAT

All figures quoted are exclusive of VAT.

PRICE

Offers are invited for the freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.