



'CGI of consented scheme'

Consented Prime Residential Development Opportunity



Former Royal Mail Sorting Office
1 Warren Street
Tenby, SA70 7JR



On the instruction of TT Group

EXECUTIVE SUMMARY

- Rare residential development opportunity in the heart of Tenby, one of Wales's most popular seaside destinations
- The property is located in a central position in Tenby's town centre, opposite the historic town wall, and is approximately 100 m from North Beach and the Harbour
- 0.31 acre site (0.13 ha) occupied by a vacant former Post Office building with an existing 14,566 sq ft in situ.
- Unique residential development opportunity with the site benefitting from full planning consent for 34 apartments and 1 commercial unit (including 4 affordable housing units) subject to Section 106 agreement.
- Freehold
- For sale with vacant possession



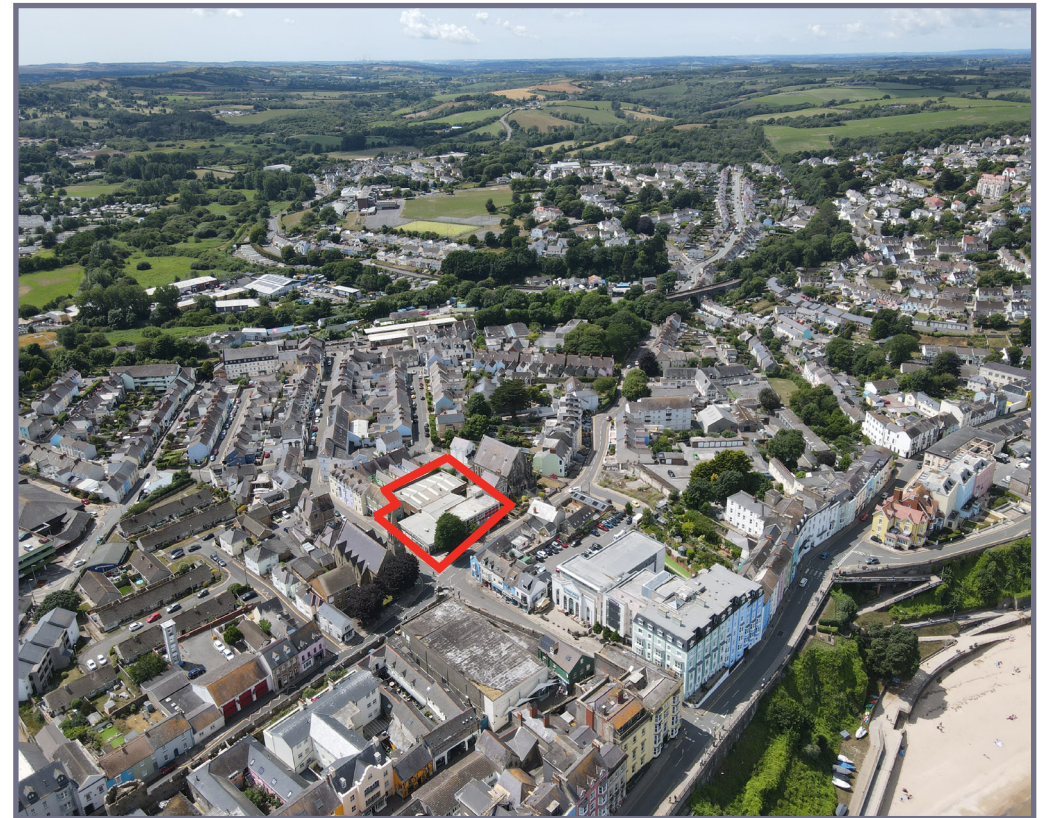
LOCATION

Tenby is an extremely attractive walled harbourside town in Pembrokeshire on the western side of Carmarthen Bay. The town is one of Wales's most popular holiday destinations and has a resident population of 4,090 (2021 Census) which is estimated to swell to 50,000 during summer months (Tenby Town Council).

Tenby is well-connected to major road networks, including the A40 and the A477, providing easy access to nearby towns and cities. The site is well serviced by public transport, located approximately 100 metres from Upper Park Road bus station, and 230 metres from Tenby train station.

The picturesque harbour of the beautiful Tenby, alongside its sandy beaches that stretch across the historic Pembrokeshire coastline form part of the Pembrokeshire Coast National Park which offers a huge variety of outstanding landscapes as well as the longstanding Pembrokeshire Coastal Path.

Tenby places great importance on the preservation of its culture and heritage. The town's museum, historic buildings, and cultural town centre provide a continuity between generations.



SITUATION

The site is situated in a prime position close to the heart of Tenby town centre, on the corner of Warren Street and South Parade and opposite the junction of White Lion Street and South Parade.

Tenby North Beach and Tenby Harbour are approximately 0.6 miles away, accessed down White Lion Street.

The site is situated in close proximity to Tenby High Street, approximately 0.2 miles walking distance. The High Street offers key amenities such as Greggs, Boots, Tesco Express and HSBC.

SITE DESCRIPTION

The site extends to approximately 0.31 acres (0.13 ha) and is currently occupied by the former Royal Mail Post and Delivery Office premises.

The current site is made up of a small single storey Post Office element at the south of the site, with a larger delivery depot/offices occupying the remainder of the site. Total floor area of the current building is c. 14,566 sq ft

Vehicular access is currently provided via Warren Street on the south side of the site, and South Parade on the east side of the site.

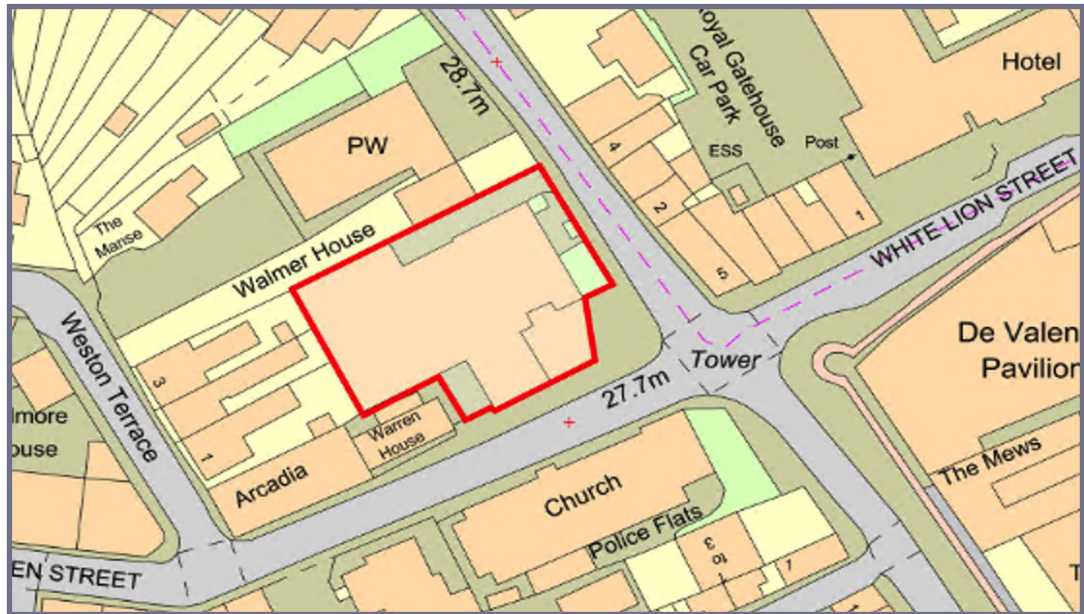
There are a wide variety of typical town centre uses nearby, including retail, service and leisure.

EPC

The existing buildings have an EPC rating of D

VAT

The property is elected for VAT





PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

The site has full planning consent (NP/21/0593/FUL) for the erection of a mixed use development incorporating a four storey residential apartment building with ground floor commercial space and a two-storey rear mews building with on site car parking subject to a Section 106 agreement.

The proposed redevelopment will deliver 34 residential apartments, split between 2 different blocks with an inner courtyard, which will be served with 10 car parking spaces, cycle storage and an amenity terrace.

The consented development comprises of;

- 23 x 1 bed units.
- 11 x 2 bed units.
- 110 sqm commercial space.

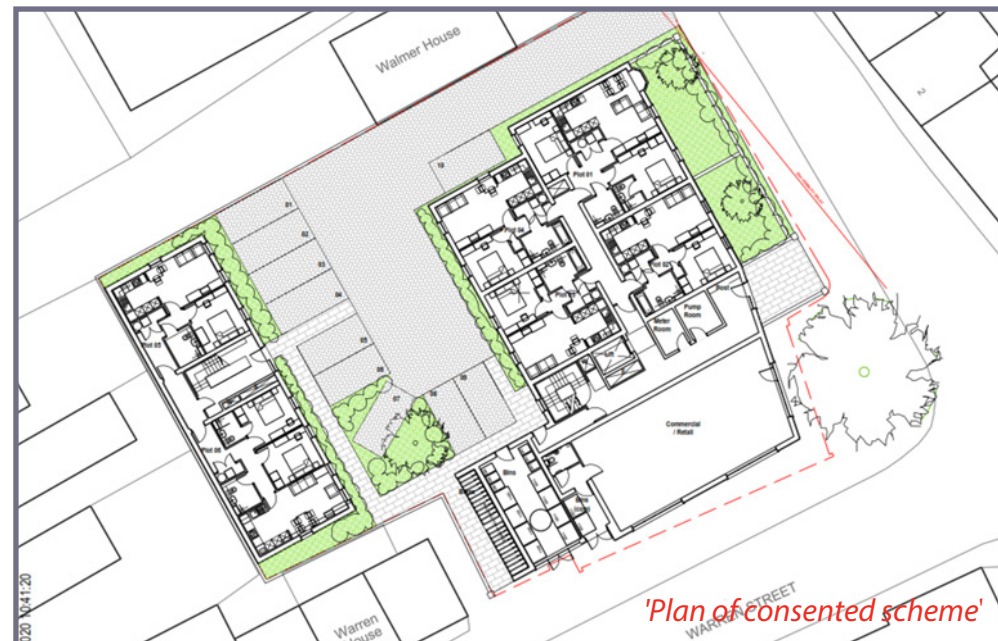
The conditions for the proposed development;

- The proposed development has the provision of 4no. (four) Affordable Housing Units.
- The development's private units will be restricted, with 23no. units restricted to Class C3 only, and 7 no. flexible units i.e. Classes C3, C5 and C6.

PROPOSED ACCOMMODATION SCHEDULE

The proposed accommodation in the consented development will be as follows:

Accommodation	No. of Units	Range of Unit Sizes	Range of Unit Sizes
1 Bed/ 2 Person Apartments	23	48 - 56 sq m	518 - 602 sq ft
2 Bed/ 4 Person Apartments	11	70 - 81 sq m	751 - 867 sq ft
Commercial Unit	1	110 sq m	1,184 sq ft
Total Accommodation		2,065 sq m	22,209 sq ft



ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

FURTHER INFORMATION

Further information relating to the site and proposed development can be found in the Dataroom, access can be provided upon request to the sole selling agents. Documents provided are title information, CGIs, proposed floor plans and planning documentation.

VIEWINGS

Please contact the sole selling agents to arrange an inspection of the site.

METHOD OF SALE

The property is for sale by way of informal tender (unless sold prior).

FURTHER INFORMATION

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