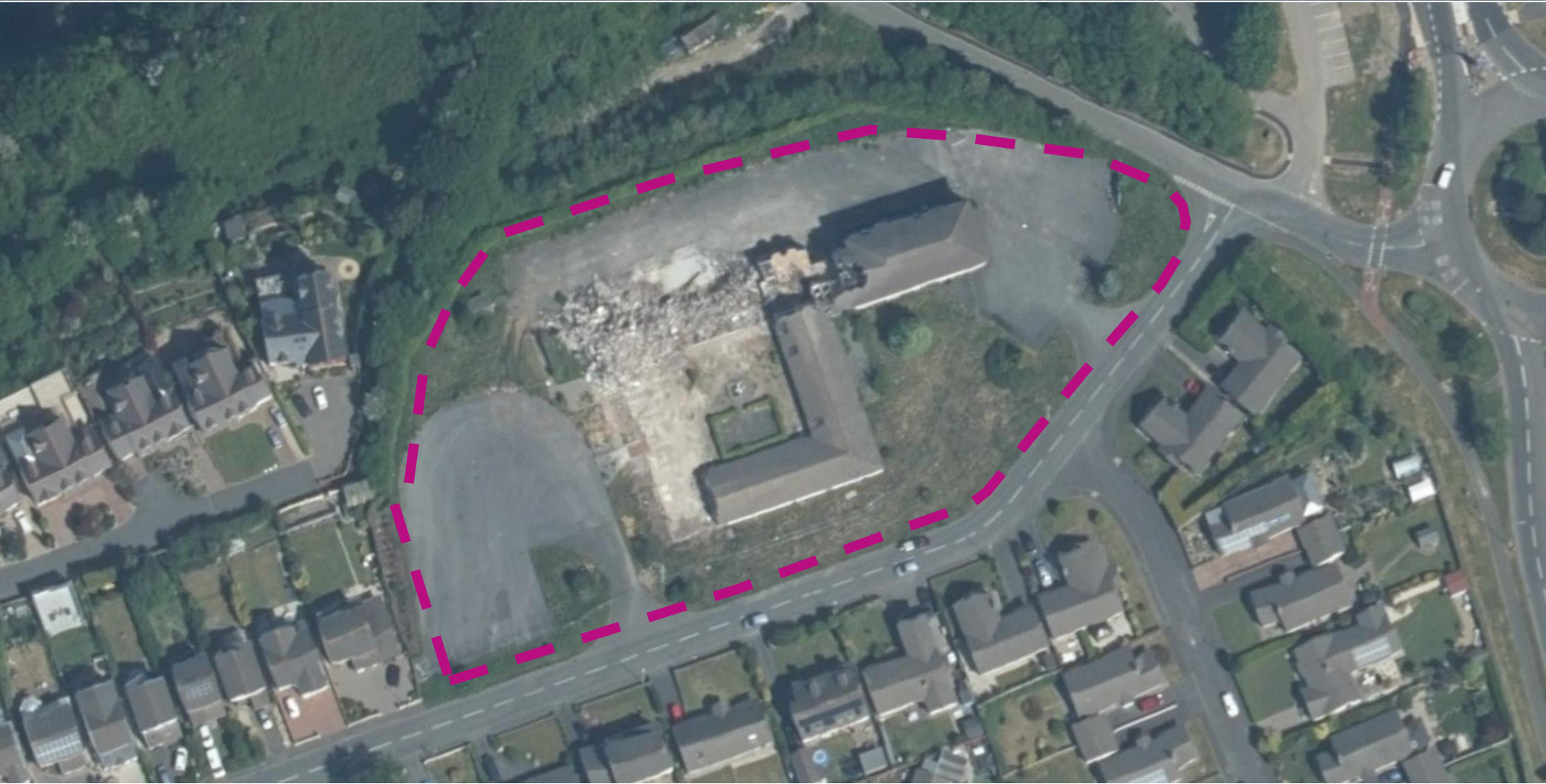


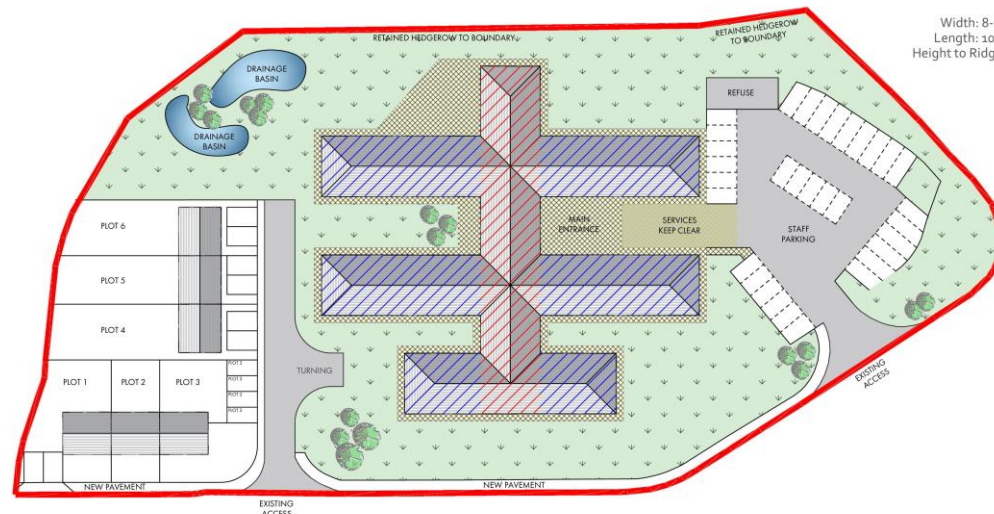
Opportunity for a purpose-built care home development and 6 retirement bungalows with outline planning consent in Pembroke Dock, Pembrokeshire

Land at former Cleddau Bridge Hotel, Essex Road, Pembroke Dock, Pembrokeshire, SA72 6EG



OPPORTUNITY

- Opportunity for a 55-70 bedroom care home and 6 retirement bungalows
- Outline planning consent granted in February 2023
- c.2.45 acre site
- Situated in the town of Pembroke Dock
- Views from the site over Milford Haven
- c. 120m from the A477
- c. 1.3km to Pembroke Dock train centre
- c. 190m to the nearest bus stop
- c. 850m to the Pembroke Dock Health Centre
- c.250m to South Pembrokeshire Hospital



SCALE PARAMETERS

Main Spine of Care Home (Hatched Red):	Dwellings:
Width: 9-12m	Length 6-7m
Length: 54-68m	Width 7.5-8m
Height to Ridge: 8-10m	Eaves 2-3m
	Ridge 4-6m
Projecting Wings (Hatched Blue):	
Width: 8-12m	Length: 10-27m
Height to Ridge: 8-10m	



Williams

Architecture / Pensaerniaeth

Client: Five Rivers Group

Project Address:
Former Cleddau Bridge
Hotel, Essex Road,
Pembroke Dock.

Drawing Title:
Master Plan

Drawn By: LJW
Scale: 1:500
Paper Size: A3
Job Reference: LW-836
Drawing Number: 03
Project Stage: RIBA Stage 2
Revision: D

10/02/2022

NOT FOR CONSTRUCTION

LOCATION

Pembroke Dock is a town situated in Pembrokeshire, Wales, south of Milford Haven. Pembrokeshire benefits from large stretches of coast, much of which is encompassed within the Pembrokeshire Coast National Park.

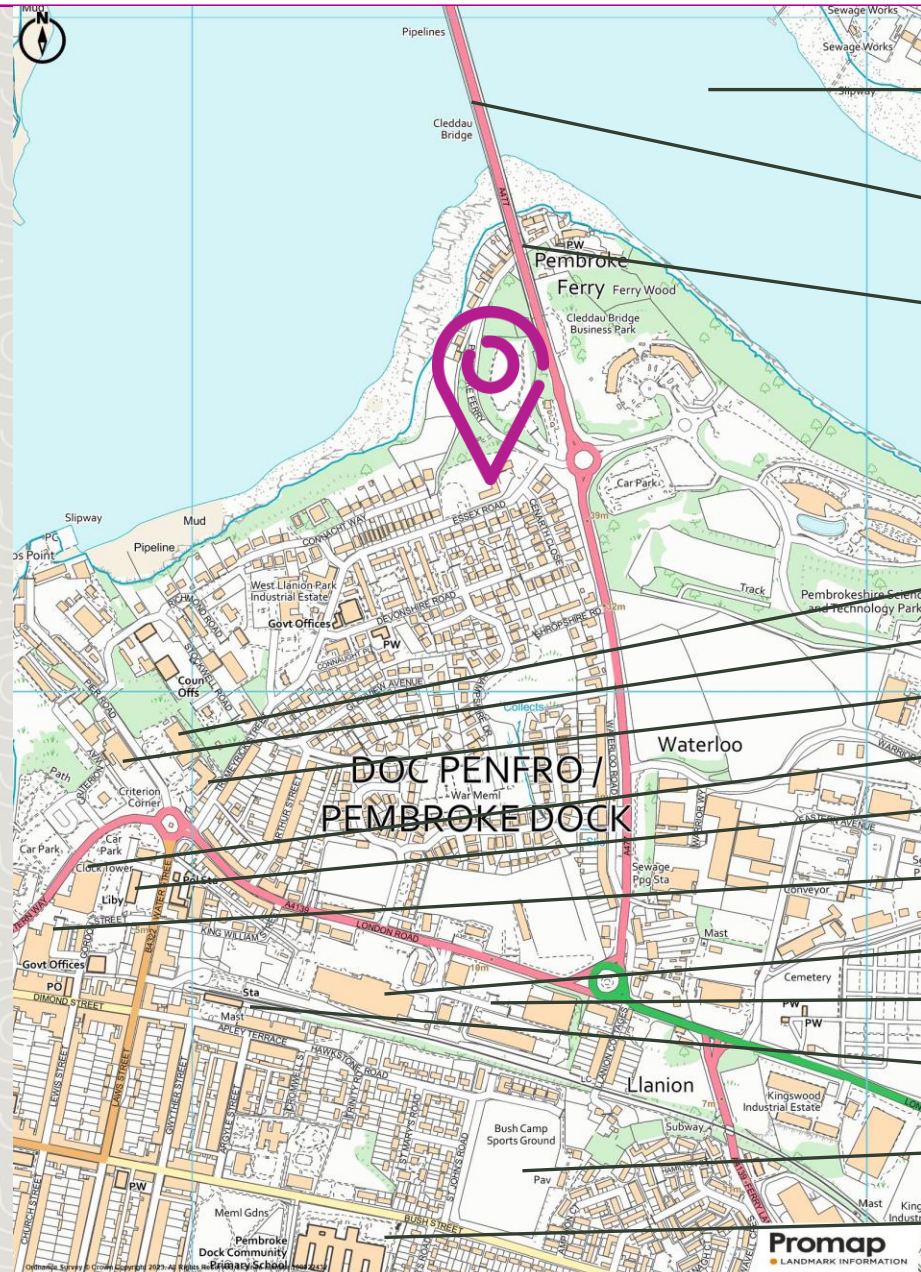
The town has a number of desirable community amenities including a town centre with a number of shops and a shopping centre, supermarkets, public houses, restaurants, cafes, hotels, pharmacy, library, community hall, schools, sports clubs and recreation grounds.

The site is just c. 120m from the A477, an arterial route through Pembroke Dock to Neyland and Haverfordwest northbound and Kilgetty southbound.

Pembroke Dock train station is c. 1.3km to the south west of the site and provides regular connections to Swansea, Tenby and Carmarthen.

The nearest bus stop is c. 190m north of the site which is served by the 349, 356 and X22 bus routes to Withybush Hospital, Tenby, Monkton, Milford Haven, Haverfordwest and Pembroke Dock.

The Pembroke Dock Health Centre is c. 850m to the south west of the site and South Pembrokeshire Hospital is c. 2.5 km south west.



Milford Haven

Cleddau Bridge

A477: northbound to Neyland and A4076 top Haverfordwest; southbound to Kilgetty

Care home and care bungalows with outline consent granted

Commercial Retail

Lidl Supermarket

Travelodge

Asda Superstore

Library

St Govan Shopping Centre

Tesco Superstore

Commercial Retail

Pembroke Dock Train Station

Sports Ground

Pembroke Dock Community School

SITE

The subject site measures c.2.45 acres and comprises of the former Cleddau Bridge Hotel, lawned areas and hardstanding in use as carparking. The hotel is semi-derelict following a significant fire event in March 2019.

Access to the site is granted from Essex Road which forms the immediate southern and eastern border to the site. Essex Road is accessed off the A477, an arterial route through the area and a short distance from Claddau Bridge.

To the west of the site and opposite Essex Road, there are existing residential houses and gardens.

Northwest of the site is Pembroke Ferry Road and an undeveloped strip of land falling in ground level. The site will benefit from views of Milford Haven.

Boundary vegetation will be retained to allow for natural screening and privacy to both the care home and bungalows.

PLANNING

Outline planning consent was Conditionally Approved by Pembrokeshire County Council in February 2023 for the 'Demolition of Hotel and Siting of Residential Care Home and Linked Bungalows'.

Planning Reference: 22/0510/PA

Further planning consent can be viewed on the [Pembrokeshire County Council](#) website.

Former Cleddau Bridge Hotel, Pembroke Dock, SA72 6EG



This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2022. Ordnance Survey 100031673.

Scale: 1:1250, paper size: A4


EVANSBANKS
PLANNING

emapsite™
plans

Prepared by: Laura Newcombe, 30-03-2022

INDICATIVE RETIREMENT HOUSING SCHEME

A scheme has been prepared for the complete demolition of the former Cleddau Bridge Hotel and the construction of a new two storey residential care home and 6 retirement bungalows.

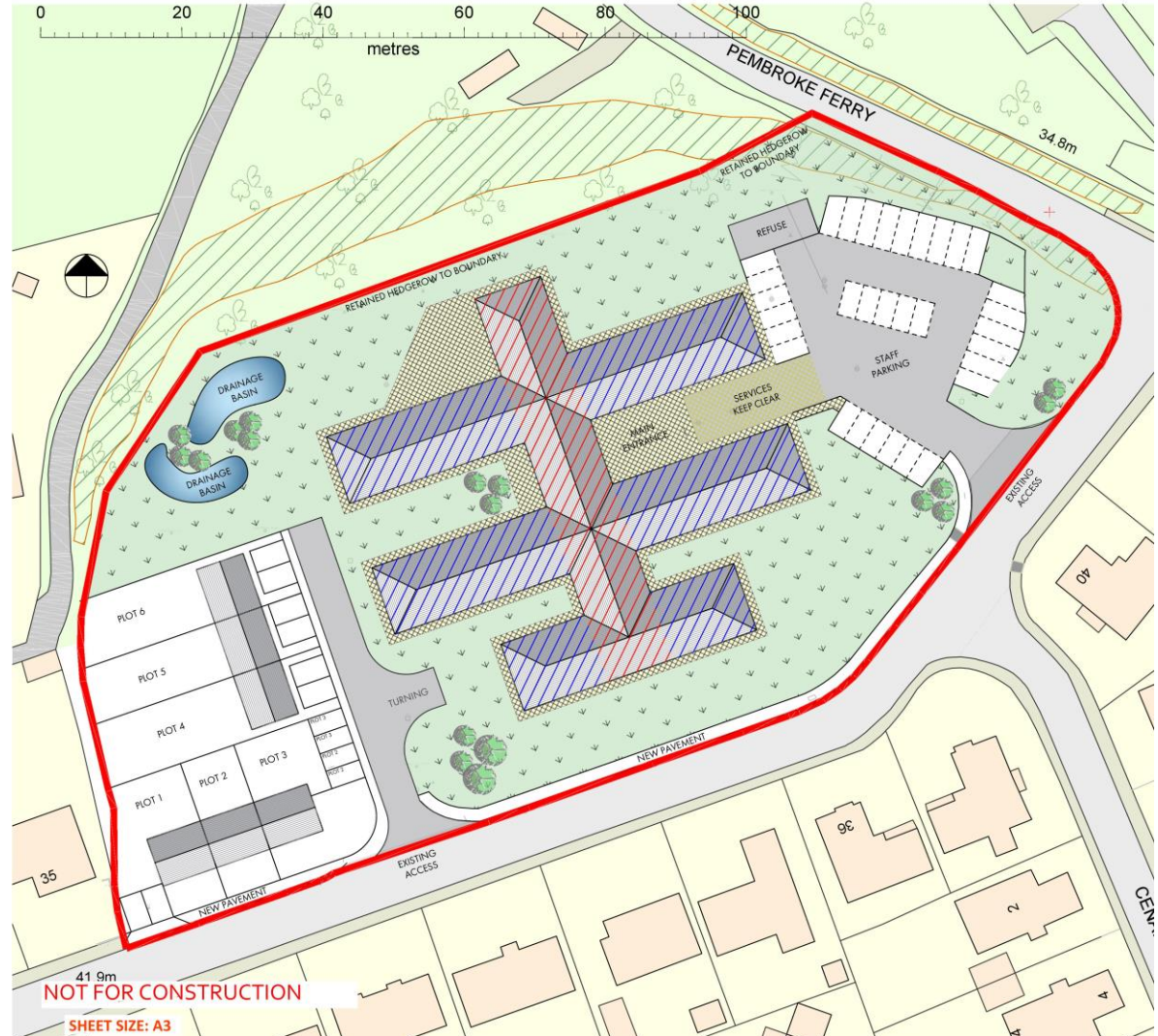
The care home will provide 55-70 bedrooms, all of which are expected to be en suite. The Design and Access Statement for the consented care home scheme will also comprise a range of day spaces, communal spaces for residents, dining room, staff office, commercial kitchen and storage.

It is anticipated that the current hardstanding will be broken up to expand the green spaces on the site and a garden for the care home.

Both access points will be retained from the existing site, allowing for a separate entrance for the care home and retirement bungalows.

The site will benefit from views over Milford Haven.

The site will have sufficient car parking for both the care home staff and visitors with separate parking allocated to the bungalows.



OFFERS

Offers are invited for the freehold interest of the site with the benefit of Outline planning consent 22/0510/PA.

ADDITIONAL INFORMATION

[CLICK HERE](#) for a SharePoint containing further information including:

- Floor plans and scheme drawings
- Supporting planning documents

VAT

VAT will be payable on a freehold land sale.

EPC

As per Government guidance, an EPC is not required as the vendor reasonably expects the existing building to be demolished and redevelopment to occur.

CONTACTS

Jordan Rundle MRICS

T: +44 1962 833 818

M: +44 7711 767 180

E: jordan.rundle@christie.com

Sara Hartill MRICS

T: +44 121 452 3710

M: +44 7783 811 138

E: sara.hartill@christie.com

Will Edwards

T: +44 203 823 6083

M: +44 7860 189 704

E: william.edwards@christie.com

CONDITIONS OF CHRISTIE & CO'S INFORMATION

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright Reserved Christie & Co 2023

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.