



## Residential Development Land at Quay Road, Goodwick, Pembrokeshire, SA64 0BT

**Price Guide £300,000**

A valuable Development Site which fronts onto Quay Road on which Detail Planning Consent has been granted for 3 Architecturally Designed Dwellings in accordance with the attached Plans. The Land is situated within 250 yards or of the former Fishguard Bay Hotel from where uninterrupted Coastal Sea Views can be enjoyed over Fishguard Bay, the town of Fishguard and the Countryside beyond to the Preseli Hills. The site has recently been excavated and the Planning is now considered to be live i.e. extant. Coastal Sea Views over The Bay towards The Parrog can be enjoyed from the Property. Small Residential Development Sites on the Pembrokeshire Coastline are few and far between and early inspection is strongly advised. Realistic Price Guide.

## Situation

Goodwick is a popular Town which stands on The North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest. Goodwick has the benefit of several Shops, a General Store/Post Office, Primary School, a Chapel, Public Houses, Restaurants, Cafes, Hotels, 2 Fish and Chip Shop Cafés/ Take Away's, a Petrol Filling Station/Store and a Supermarket. There are Churches in Fishguard, Llanwnda and Manorowen which are all within a mile or so of the Property.

The beach at The Parrog is within a third of a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The well known Market Town of Fishguard is a mile or so distant and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take Aways, a Library, Post Office, Art Galleries, a Cinema/ Theatre, Supermarkets and a Leisure Centre.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station. The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Quay Road is a popular Residential Area which runs in a north easterly direction from the centre of Goodwick and is the main access road leading to The Fishguard Bay Hotel.

The site concerned is some 300 yards or so of the centre of Goodwick and Glendower Square and is within 250 yards or so of the former Fishguard Bay Hotel.

## Description

The site has a frontage onto Quay Road of approximately 190 feet and a maximum depth of approximately 145 feet.

Detailed Planning Consent has been granted for 3 Dwellings on the Site in accordance with the attached Detailed Drawings which include:-

1. An Aerial View of the Completed Development.

2. Proposed (south) facing Elevation Drawings.

3. Ground Floor Plan.

4. First Floor Plan.

5. Second Floor Plan.

6. Third Floor Plan.

Attached is a copy of a letter from Pembrokeshire County Council dated the 26th January 2007 together with a copy of the Planning Permission of the same date.

## Services

Mains Water, Electricity, Gas and Drainage are available in the vicinity of Quay Road (but not connected to the site concerned).

## Tenure

Freehold with Vacant Possession upon Completion.

## Planning Permission

See attached copy - Application Number 05/0857/PA.

## Plans

Plans to the Scale of 1/100 are available for inspection at the agents office.

## Geotechnical Stability Report

A Geotechnical Stability Report for the Development Site at Quay Road, Goodwick Pembrokeshire has been prepared by Quantum (GB) Ltd, Bynia, Llanelli, Carmarthenshire, SA14 9SU and is available for inspection at the agents office. Copy available upon request.

## Remarks

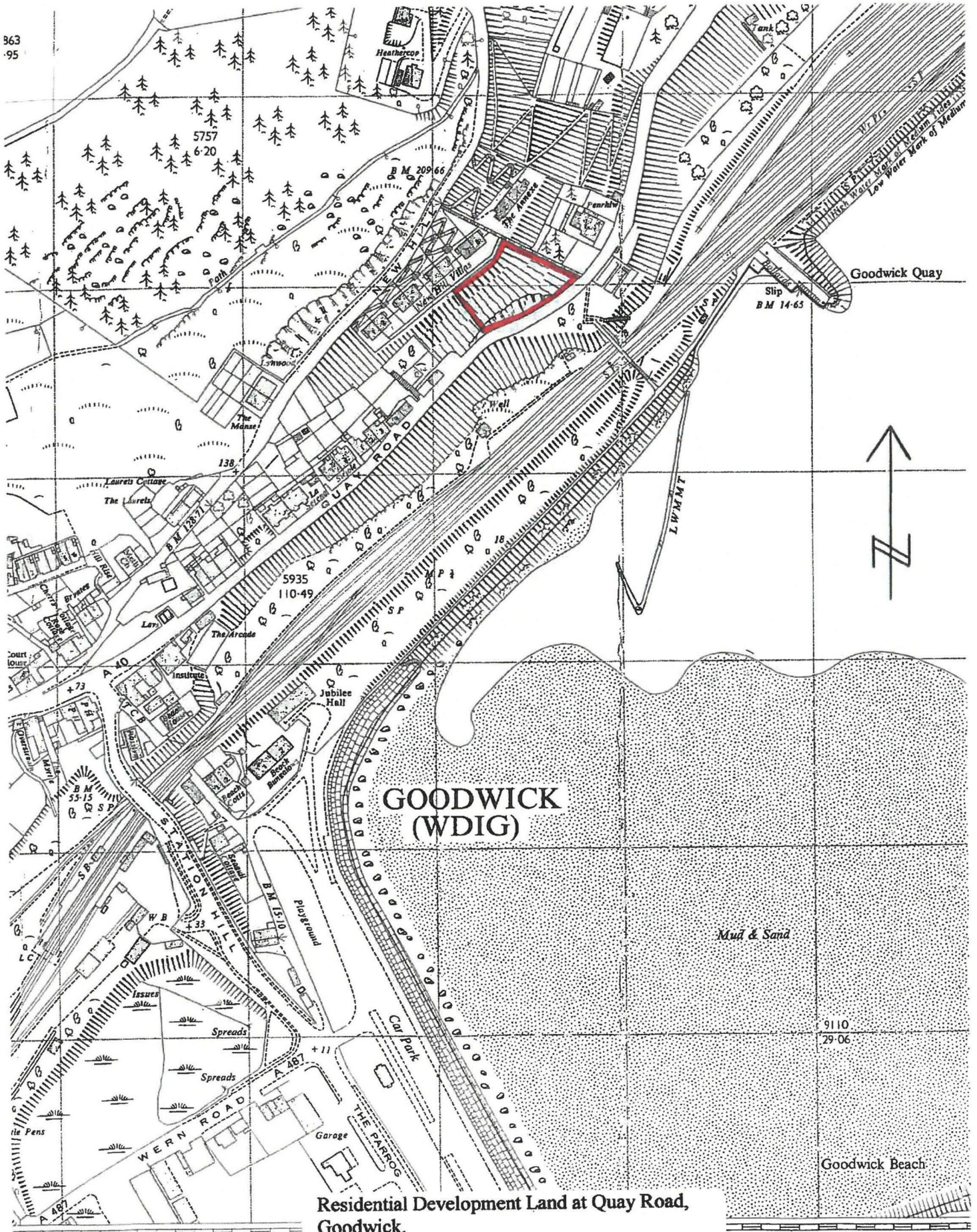
The Development Land at Quay Road gives a private individual, builder, developer or the like an excellent opportunity to acquire a small, exclusive Development Site on which Planning Permission has been granted for 3 substantial 'Architecturally Designed' dwellings with secure Off Road Vehicle Parking for each dwelling. The Land to the rear of the development site is sloping from where superb Coastal Sea Views can be enjoyed. The Properties front onto Quay Road where Coastal Sea Views can be enjoyed over The Parrog, The Town of Fishguard and the surrounding Countryside. The Planning on this site considered to be live i.e extant as development has already commenced. Whilst Planning Consent is for 3 Architecturally Designed Dwellings, it is equally well suited for 2 Dwellings or even One large Private Residence (Subject to any necessary Change of Use and/or Planning Consents). Small Development Sites of this nature on the Pembrokeshire Coastline are few and far between and the opportunity to purchase should not be missed. Early inspection strongly advised.

## Directions

From the offices of Messrs JJ Morris are 21 West Street turn left and proceed in the direction of Goodwick for half a mile. Upon reaching the bypass roundabout take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 550 yards or so and

upon reaching the roundabout adjacent to Tesco Express take the second exit (straight on) and proceed on this road for 200 yards or so passing the Rose and Crown on your left and follow the road to the right into Quay Road. Proceed on this road for 300 yards or so and the Development Site is situated on the left hand side of the road. A 'For Sale' board is erected on site.

963  
95



# GOODWICK (WDIG)

**Residential Development Land at Quay Road,  
Goodwick,  
Pembrokeshire.**

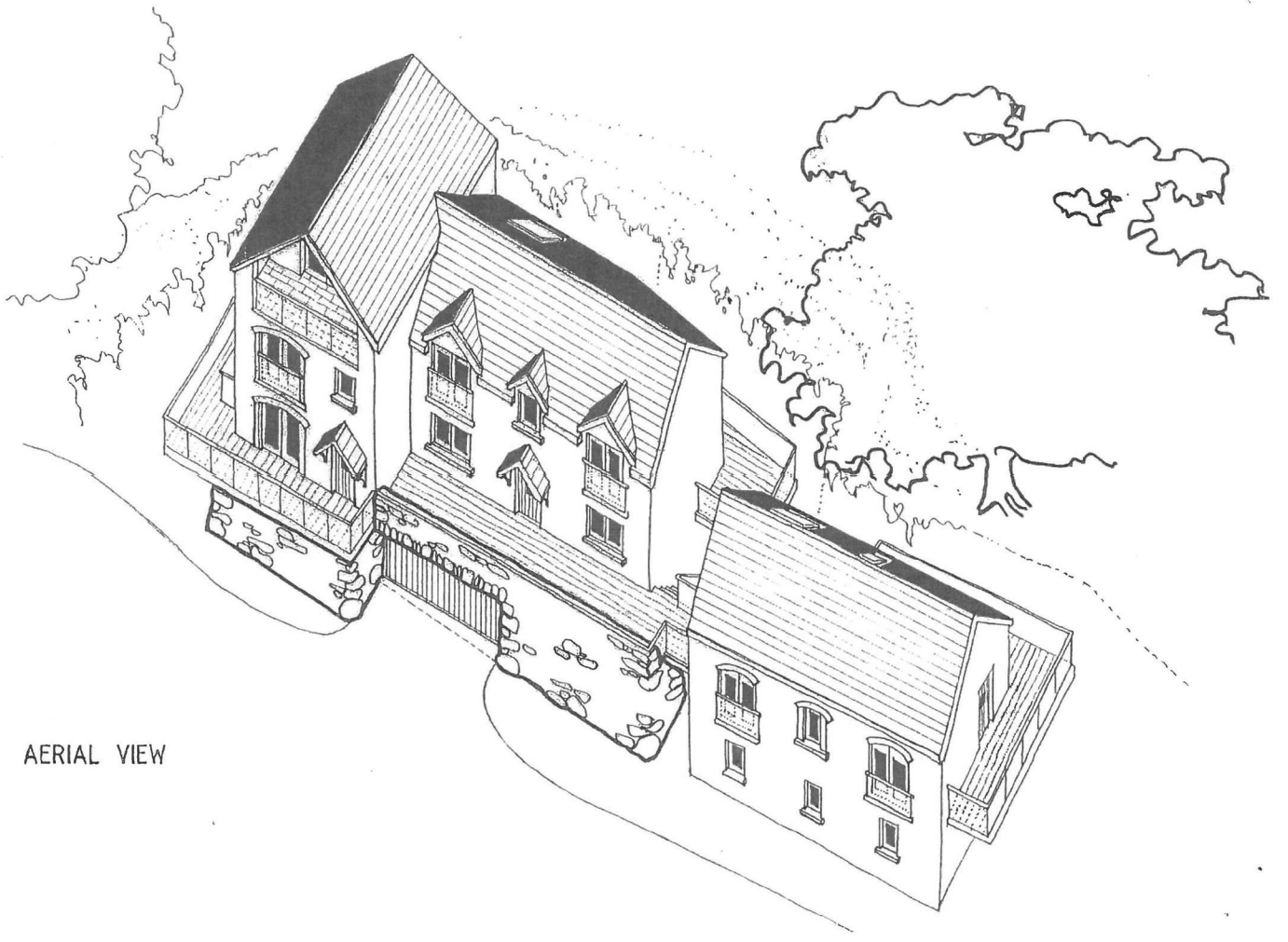
SM 9437

1500

Plan Not to Scale.

Plan for Identification Purposes only.

3000



AERIAL VIEW

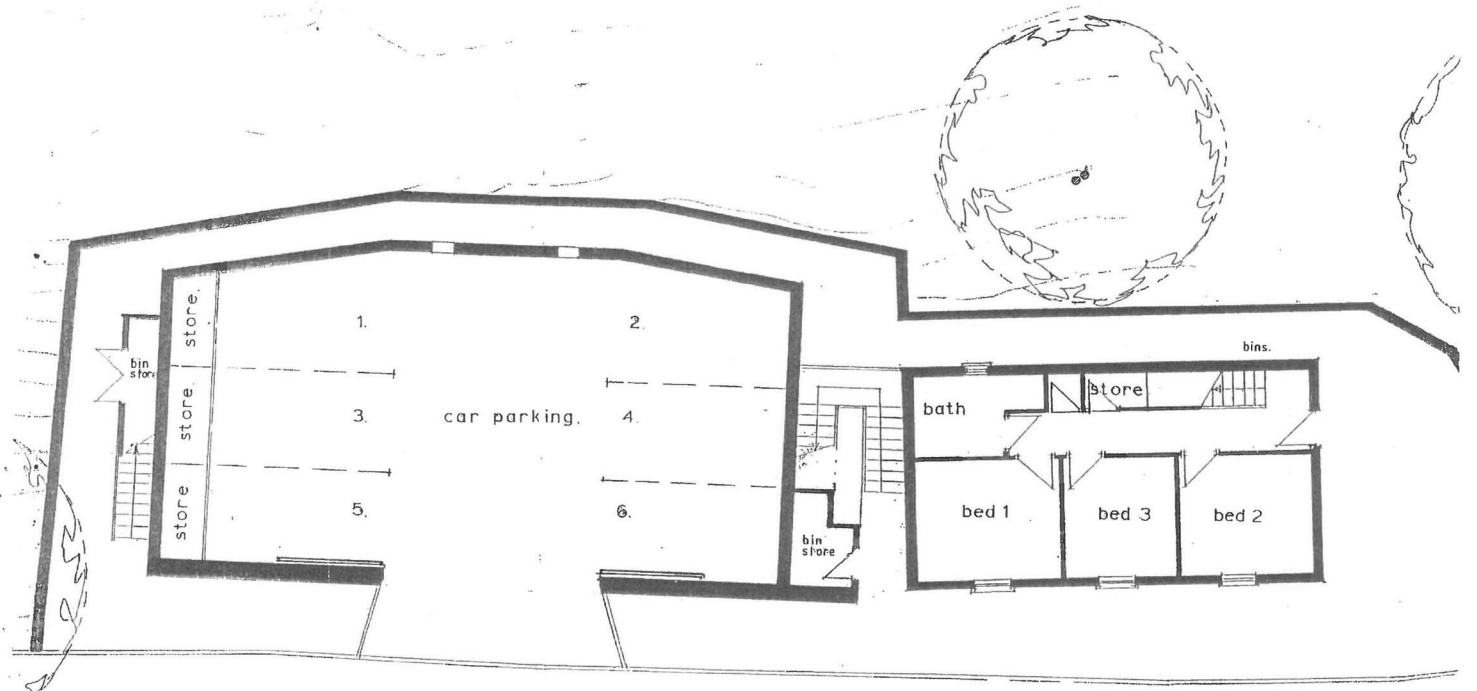


HOUSE ONE

HOUSE TWO

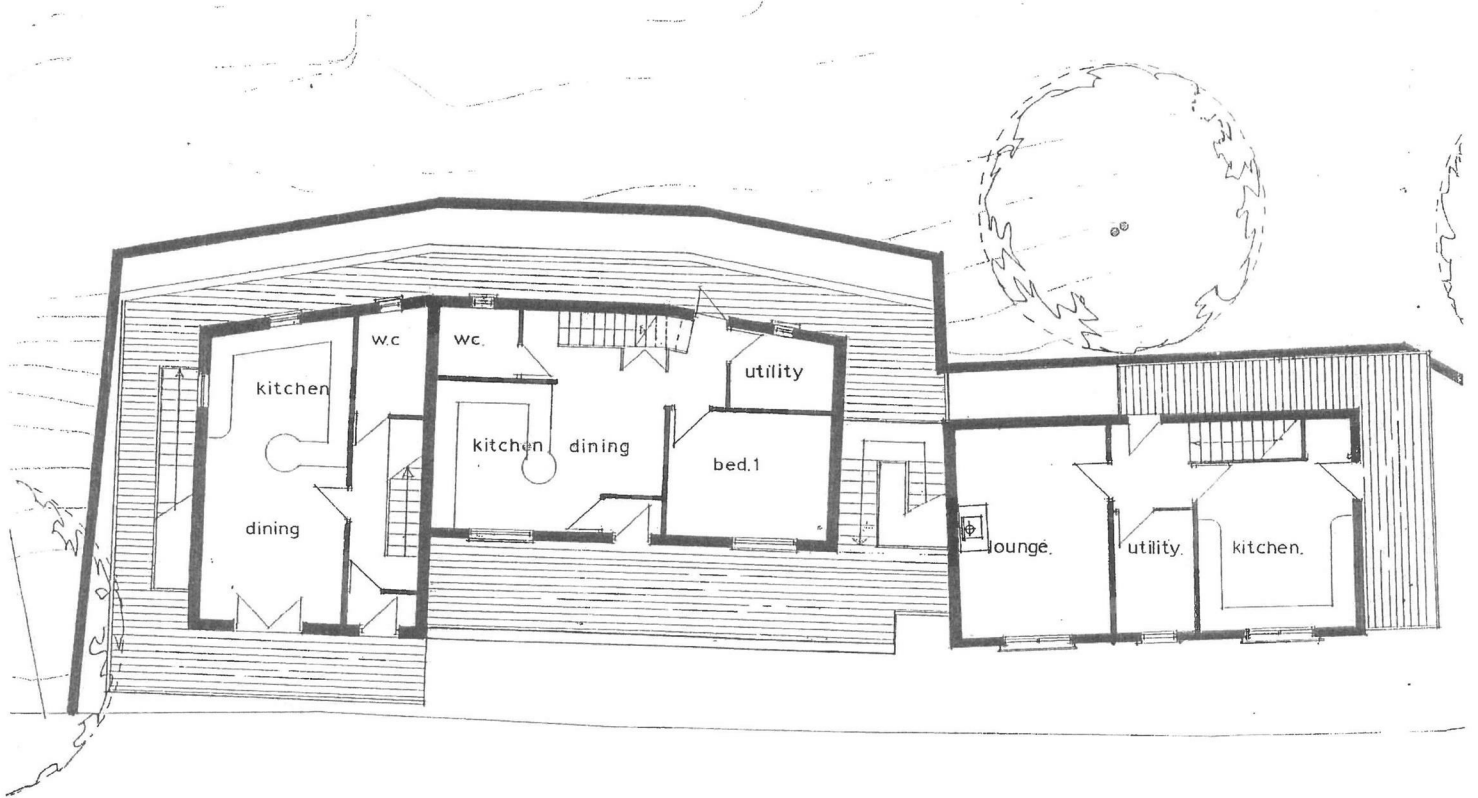
HOUSE THREE

PROPOSED SOUTH ELEVATION

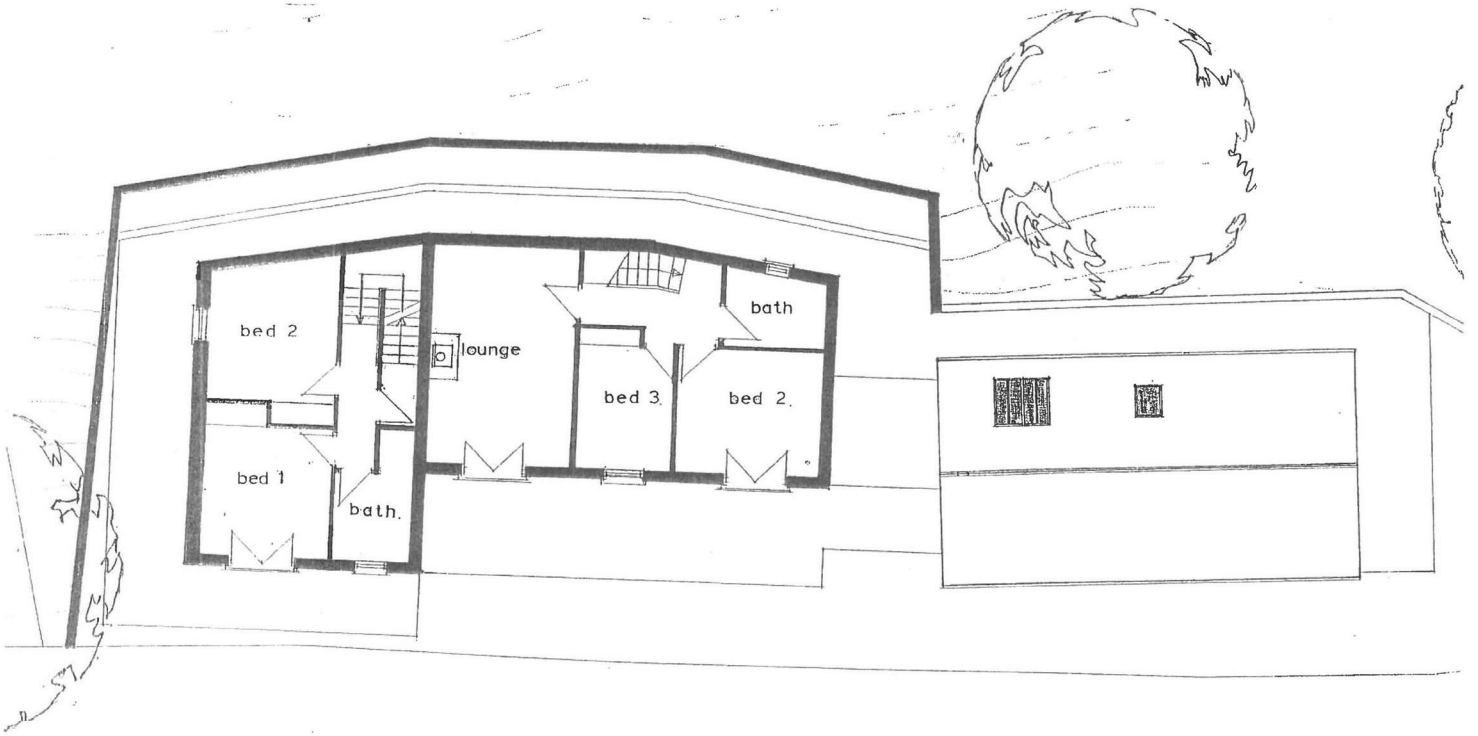


QUAY ROAD

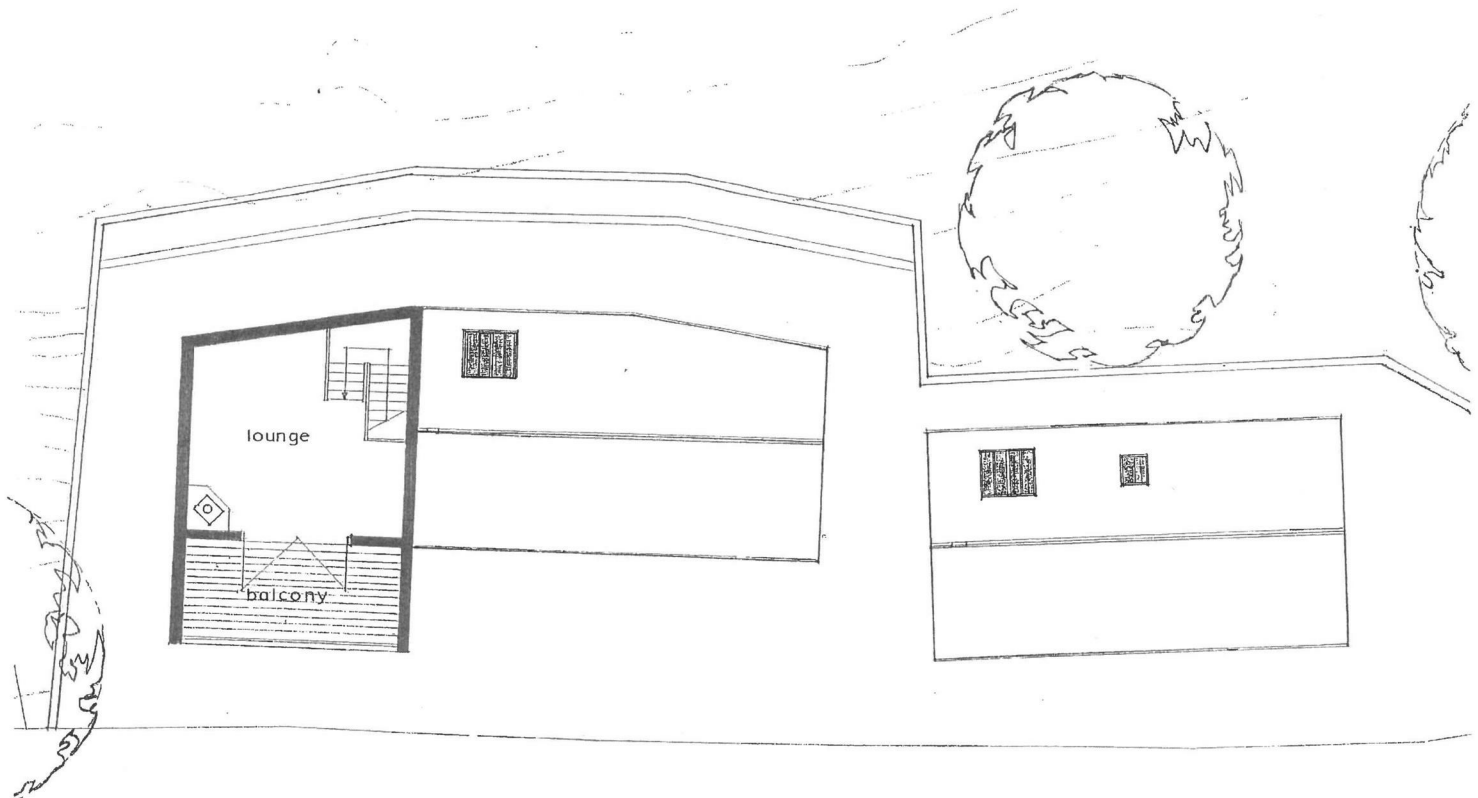
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



- 6 FEB 2007

05/0857/PA

Ray Kirk

01437 764551

26/01/2007

John Jones Associates  
15 West Street  
Fishguard  
Pembrokeshire  
SA65 9AE

Dear Sir/Madam

**Proposal: Erection of three dwellings**  
**Site Address: Plot at Quay Road, Goodwick, Pembrokeshire**

Permission has been approved for the above proposal which you/your client intend(s) carrying out. The permission has been granted subject to at least one condition and you are requested to read the details of the condition or conditions carefully. It is important that in carrying out the development all conditions of the permission are observed. If you have any problems understanding these conditions or have difficulty in complying with any aspect, please contact this office and ask to discuss the matter with the Officer whose name appears at the top of this letter. You should also ensure the completed structure (if your permission is for building work, extensions or alterations) complies with the approved plans in every respect together with any conditions of the consent which deal with such aspects as external materials, landscaping, or retaining existing trees etc. In some cases it may be possible to agree minor changes as 'working amendments' if the need arises. Any significant changes to the approved plans will probably mean having to start the whole planning process again. However, please discuss any proposed amendments with a planning officer as soon as possible. Please remember the following:-

- if erecting a building or extension, ensure that it is positioned within the site exactly as shown on the approved plans;
- give a copy of the permission notice to the builder so that he is aware of the conditions and the approved plans;
- **complete and return the attached Confirmation of Commencement of Work** so that we can make contact as soon as work starts on implementing the permission.
- (If you are an Agent, please forward this letter to your client for information/completion).

Yours faithfully

A handwritten signature in black ink, appearing to read 'D M Lawrence'.

**D M LAWRENCE**  
**HEAD OF PLANNING**



Received from J.J. 7/2/07

Pembrokeshire County  
Council



**Planning Permission**  
**Town and Country Planning Act 1990**

**Name and address of Applicant**

J & C Dale, P Groombridge, R & S  
Baker & L Williams

**Name and address of Agent (if any)**

John Jones Associates  
15 West Street  
Fishguard  
Pembrokeshire  
SA65 9AE

**Part I - Particulars of application**

Date of application: **10-Oct-2005**

Application Number: **05/0857/PA**

Particulars and location of development:

**Erection of three dwellings - Plot at Quay Road, Goodwick, Pembrokeshire**

**Part II - Particulars of decision**

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  
*Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.*
2. The development shall not be carried out otherwise than strictly in accordance with the submitted plans and specifications as amended by the plans received on 27 July 2006 unless the Local Planning Authority give written agreement to any variation.  
*Reason: To ensure a satisfactory form of development*
3. No development shall take place until full details of landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.  
*Reason: To enhance the appearance of the development.*

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any of the dwellings is occupied. Development shall be carried out in accordance with the approved details.

*Reason: To enable the Local Planning Authority to adequately control boundary treatments in the interests of amenity.*

5. All existing oak trees immediately to the rear (North West) and side (NE) of the site shall be retained and shall not be damaged or destroyed, uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority.

*Reason: To protect the important natural features of the site in the interests of amenity.*

6. Landscape works shall include details of paving and walls fronting Quay Road.

*Reason: To enhance the appearance of the development.*

7. All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

*Reason: For the avoidance of doubt and to ensure that the scheme is carried out within a reasonable period.*

8. The plans and particulars submitted in accordance with conditions 3, 4, 5 & 6 above shall include:

(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with Paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which Paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance

from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];

(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

In this condition 'retained tree' means an existing tree which is to be retained in accordance with the plan referred to in Paragraph (a) above.

*Reason: To protect the important natural features of the site in the interests of amenity.*

9. If any retained tree is moved, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

*Reason: To protect the important natural features of the site in the interests of amenity.*

10. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

*Reason: To protect the important natural features of the site in the interests of amenity.*

11. Foul water and surface water discharges must be drained separately from the site. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system. No land drainage run-off may connect (either directly or indirectly) to the public sewerage system.

*Reason: To prevent hydraulic overload of the public sewerage system.*

12. Visibility splays shall be provided on each side of the new access giving a clear sight line of 33 metres along the nearside channel of the highway from within a distance of 2.1 metres back from the channel on the centre line of the access road.

*Reason: In the interests of road safety.*

13. There shall be no growth or obstruction to visibility over 0.6 metres above the level of the crown of the adjacent carriageway within the approved visibility splays.

*Reason: In the interests of road safety.*

14. The parking spaces shown on the approved plans shall be made up to the satisfaction of the Local Planning Authority before the development is brought into use and thereafter shall be used for no purposes other than parking.

*Reason: To reduce the likelihood of obstruction of the highway or danger to road users.*

15. All surface water shall be trapped and disposed of so as not to flow onto any part of the adjoining public highway.

*Reason: In the interests of road safety.*

**PLANNING POLICIES RELEVANT TO THE DECISION:**

Condition 2 is to comply with the Joint Unitary Development Plan Policy 79.

Conditions 3, 4, 5, 6, 7, 8, 9, 10 are to comply with the Joint Unitary Development Plan Policies 71 and 79.

Conditions 12, 13, 14, and 15 are to comply with the Joint Unitary Development Plan Policy 100.

Condition 11 is to comply with the Joint Unitary Development Plan Policy 111.

Decision Date: 26-Jan-2007  
County Hall  
Haverfordwest  
Pembrokeshire



**HEAD OF PLANNING**

# Pembrokeshire County Council · Cyngor Sir Penfro

Date · Dyddiad 07/11/2011  
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My ref · Fy nghyfeirnod 05/0857/PA  
Telephone · Ffôn 01437 75065  
Ask for · Gofynnwch am Danya Hurley  
Email · E-bost

BRYN PARRY-JONES, M.A. (Oxon.)  
Chief Executive

Prif Weithredwr

Dr. STEVEN JONES, B.A. (Hons) D.M.S., M.B.A., Ph.D. M.C.I.M.  
Director of Development

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Cyfarwyddwr Datblygu  
Cyngor Sir Penfro,  
Neusdd y Sir, HWLFFORDD,  
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Ffôn: 01437 764551



Plot At  
Quay Road  
Goodwick  
Pembrokeshire

Dear Mr Dale

**Proposal: Erection of three dwellings**

**Site Address: Plot At, Quay Road, Goodwick, Pembrokeshire**

Following our previous correspondence on 20 July 2011 I understand further work has been carried out on the site. The Authority's Building Control Officer Mr Dewi John and the Authority's Enforcement Officer Mr David Loughlin have visited the site and photographs of a trench have been forwarded for my attention.

The trench has been constructed within 2 metres of the edge of the highway and as such is in accordance with the approved site layout plan. The trench therefore comprises a material operation and commencement of work has been initiated.

Yours faithfully

AD

**DEVELOPMENT MANAGEMENT SECTION**



### Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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