Terry Thomas & Co
ESTATE AGENTS









Land adj. Bord De La Mer, Pendine Hill,

Pendine SA33 4PA

An exciting opportunity to acquire an attractive coastal development plot in a prominent elevated position on Pendine Hill, overlooking the renowned Pendine Sands. Full planning permission is proposed for a striking contemporary two-storey dwelling extending to approximately 334m², providing four bedrooms with associated ensuites. The proposed design incorporates extensive glazing, generous living accommodation and distinctive pitched roof forms inspired by the maritime setting. Carefully considered landscaping and privacy measures are also incorporated, with the elevated position providing the proposed home with impressive views across Pendine Sands and the surrounding coastline.

Offers in the region of £285,000

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COASTAL DEVELOPMENT OPPORTUNITY
Land Adjacent to Bordelarmere, Pendine Hill, Pendine, Carmarthen, SA33 4PA

Full Planning Permission Proposed for a Contemporary Four-Bedroom Coastal Dwelling

An attractive and highly prominent coastal plot occupying an elevated position on Pendine Hill, overlooking the renowned Pendine Sands.

The site is currently vacant and is the subject of a proposal for the construction of a substantial new two-storey residential dwelling, designed specifically to take advantage of its elevated position and far-reaching coastal outlook.

THE PROPOSED DWELLING

The proposed property extends to approximately 334m² of internal accommodation arranged over two floors, with four bedrooms, each benefiting from an associated ensuite.

The design adopts a contemporary architectural approach, with extensive areas of glazing incorporated to make the most of the site's elevated position and views towards Pendine Sands.

The principal living accommodation is proposed at first-floor level, providing an elevated position from which to enjoy the outlook across the surrounding coastline. The accommodation includes a generous kitchen, dining and living arrangement alongside bedrooms and associated facilities.

DISTINCTIVE COASTAL DESIGN

The proposed architecture takes inspiration from the maritime setting of the site.

Two pitched roof forms are designed to reflect the shape of an overturned boat hull, providing a distinctive architectural feature and a clear connection with the coastal environment.

Extensive glazing is incorporated throughout the design, creating a strong relationship between the internal accommodation and the surrounding landscape, with the elevated position allowing the proposed living spaces to look across Pendine Sands.

LANDSCAPING & PRIVACY

Particular consideration has been given to the relationship between the proposed dwelling and neighbouring properties.

The proposals incorporate measures intended to protect the privacy of adjacent residents, together with a carefully considered landscaping scheme.

The landscaping has been designed to work with the existing contours of the site, helping the proposed development sit naturally within its surroundings.

A PROMINENT PENDINE POSITION

The elevated location provides the principal attraction of the site, with the proposed dwelling carefully positioned to take advantage of its outlook across Pendine Sands and the surrounding coastal landscape.

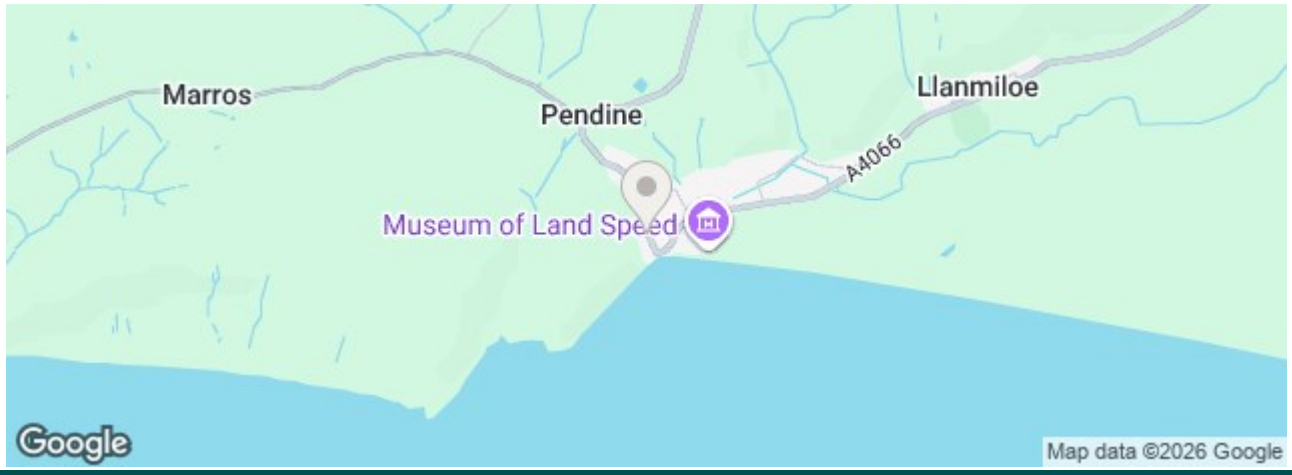
Pendine is well known for its extensive sandy beach, coastal setting and connection with the historic land-speed record attempts on Pendine Sands. The village provides a range of local amenities, whilst the surrounding area offers easy access to the Carmarthenshire and Pembrokeshire coastline.

DEVELOPMENT OPPORTUNITY

This is an unusual opportunity to acquire a prominent coastal plot with a substantial residential development proposal, offering the potential to create a distinctive contemporary home in an elevated position overlooking Pendine Sands.

The proposed design provides approximately 334m² of residential accommodation, with four ensuite bedrooms, extensive glazing, generous living accommodation and a considered approach to landscaping and neighbouring privacy.

PL/06489 - Carmarthenshire County Council




SCALE BAR
1:500
N
1:500
L
A1423
A - APPROVED
B - APPROVED WITH COMMENTS
C - DO NOT USE
S2
PLANNING
architects
surveyors
NEW HOUSE OF LAND ADJACENT TO BORD DE LA MER - PENDINE
PROPOSED SITE PLAN
PEN-AHP-
P02

Floor Plan



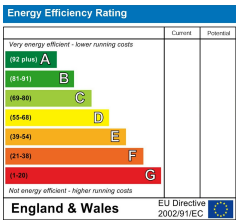
Figure 3 - Proposed First Floor Plan

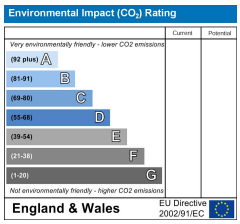
Type: Land - Building Plot
Tenure: Freehold
Council Tax Band:

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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