



jjmorris.com



The Traditional Stone Barns, at The Lower Yard, Llwyngwair Home Farm – SA42 0LX

£695,000 Freehold

- A range of Traditional (Listed Grade II) Stone Buildings with Detailed Planning for conversion into 3 Dwellings.
- The Barns are accessed over a Tarmacadamed road which leads to Llwyngwair Home Farm and Pontnewydd and also providing a secondary access to Llwyngwair Manor.
- The Buildings concerned include The Stables, The Dairy and The Pigsty.
- Each Barn Conversion benefits from a large area of ground which can be purchased in it's entirety as One Lot. Alternatively, offers will be considered on an individual basis.

Contact Fishguard Office



21 West Street, Fishguard,
Pembrokeshire SA65 9AL



01348 873836



fishguard@jjmorris.com

Situation

The Barns at Felin Llwyngwair are situated within a Third of a Mile or so of the Main A487 Fishguard to Cardigan Road and are within a mile and a half or so of the popular Coastal Town of Newport. Newport being close by, has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Hotels, Restaurants, Cafes, Take-Away's, a Memorial/Community Hall, Post Office, Library/Tourist Information Centre, Dental Surgery and a Health Centre. Within a mile or so by road is the picturesque village at Nevern which is renowned for it's Church, Bleeding Yew Tree, Celtic Cross and it's Castle remains. Nevern is within a half a mile walk along Sandy Lane. The River Nevern is within a short walk and provides excellent Salmon, Sewin (Sea Trout) and Trout Fishing. Carningli Mountain and Common are also close by and provide excellent Walking, Rambling, Pony Trekking and Hacking facilities.

Market Towns

The well known Market Town of Cardigan is 10 miles or so north east has the benefit of an excellent Shopping Centre and a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Post Office, Library, Petrol Filling Stations, Supermarkets, a Further Education College and a newly built Day Hospital. Some 8 miles or so south west is the Market Town of Fishguard and some 20 miles or so south is the County and Market Town of Haverfordwest. Haverfordwest has an excellent Shopping Centre as well as Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, Supermarkets, Garages, Petrol Filling Stations, a Further Education College, Leisure Centre, The County Council Offices and a Hospital at Withybush.

Pembrokeshire Coastline

The Pembrokeshire Coastline at The Parrog, Newport is within 2 miles or so and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr Bay, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

Road, Rail and Bus Links

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the A48 and 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. There is also a good Bus Service along the Main A487 Road north east to Cardigan and Aberaeron and south west to Fishguard and south to Haverfordwest.

Directions from Fishguard

From Fishguard, take the Main A487 Road north east for some 7 miles passing through the Town of Newport and a mile or so further on, take the turning on the left (adjacent to The Lodge) towards Llwyngwair Farm i.e. Not the turning leading to Llwyngwair Manor. A "For Sale" direction board is erected at this point. A one third of a mile tarmacadamed road leads to the Property.

Directions from Cardigan

Take the Main A487 Road south west for some 8 miles passing through the village of Felindre Farchog and continue on this road for a mile and a half or so and take the second turning on the right (just prior to the turning to Llwyngwair Manor) towards Llwyngwair Farm. A "For Sale" direction board is erected at this point. A one third of a mile tarmacadamed road leads to the Lower Yard Buildings. A "For Sale" Board is erected on site.

What3Words

Description

The Traditional Stone Ranges at Llwyngwair Home Farm are in the main of solid stone construction with Slate and corrugated Asbestos/Cement Fibre roofs. Planning Consent has been granted in accordance with the attached Plans for the conversion of The Stables (former Coach House), The Dairy and The Pigsty into 3 Dwellings of Full Residential Use.

Plans and Drawings

Attached herewith are copies of the Site Plan in relation to the entirety as well as copies of the Elevations Drawings and Ground and First Floor Layout Plans of the accommodation.

NB

The Properties can be purchased as a whole or alternatively, offers will be considered for Stables, The Dairy and The Pigsty individually.

Services

Mains Electricity is available in the vicinity of the Property. Water will be from a Borehole to the Properties as we understand that the nearest Mains Water Supply is close to Pwll Farm entrance which is on the southern side of the Main A487 Road. (Vendors Solicitors to verify). Drainage will be to individual Sewage Treatment Plants.

Rights of Ways

Vehicular and Pedestrian Access Rights of Ways will exist in favour of the Properties over the tarmacadamed (single track) road which leads to Llwyngawir Home Farm, Pont Newydd and also giving a secondary/delivery access to Llwyngwair Manor.

Tenure

The entire Property is of Freehold Tenure.

Listed Buildings

The Buildings concerned are Listed Grade II. Application Number NP/25/0146/LBA. A copy of the Planning Consent is available upon request.

Planning

Planning Consent has been granted to convert the Traditional Stone Outbuildings at the Lower Yard, Llwyngwair Home Farm, Newport, Pembrokeshire, SA42 0LX into 3 Dwellings of Full Residential Use on the 3rd December, 2025. Application Number NP/25/0143/FUL. A copy of the Planning Consent is available upon request. A copy of the Planning Portfolio is available upon request via email.

Plans

Copies of Site Plans, Elevation Drawings, Ground and First Floor Layout Plans of all 3 Barns are attached.

Anti Money Laundering and Ability to Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Remarks

Rarely to Traditional Stone Ranges of this calibre (on the North Pembrokeshire Coastline) which benefit from a delightful Rural setting and views appear on the Open Market and the opportunity to purchase should not be missed. The 3 Barns are available as an entity in One Lot, or alternatively offers will be considered for each Property individually, i.e. The Stables, The Dairy and The Pigsty. Early inspection strongly advised.

Price Guides

Individual Prices Guides are as follows:-

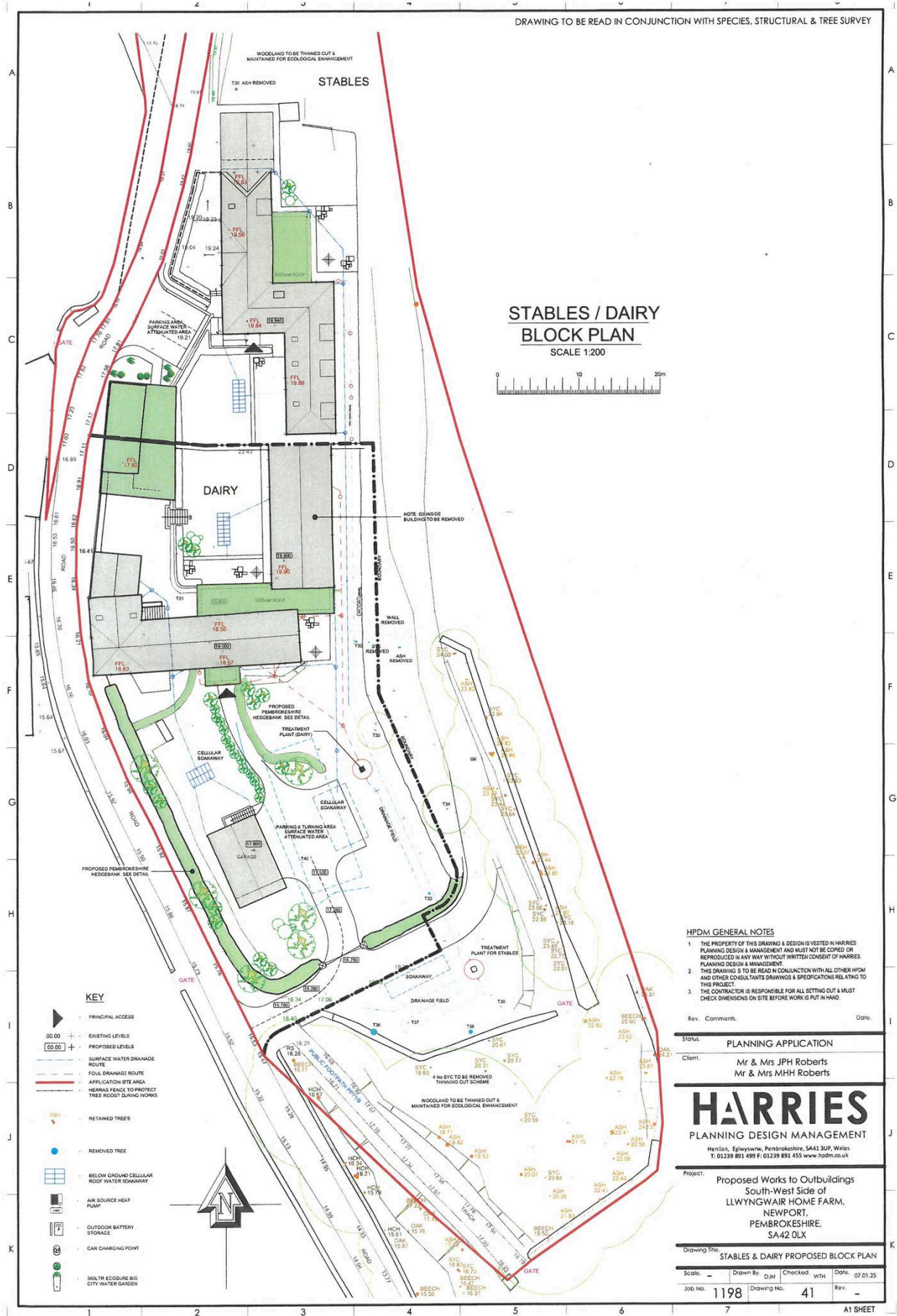
1) The Stables - £250,000 (Two Hundred and Fifty Thousand Pounds)

2) The Dairy - £250,000 (Two Hundred and Fifty Thousand Pounds)

3) The Pigsty - £230,000 (Two Hundred and Thirty Thousand Pounds)

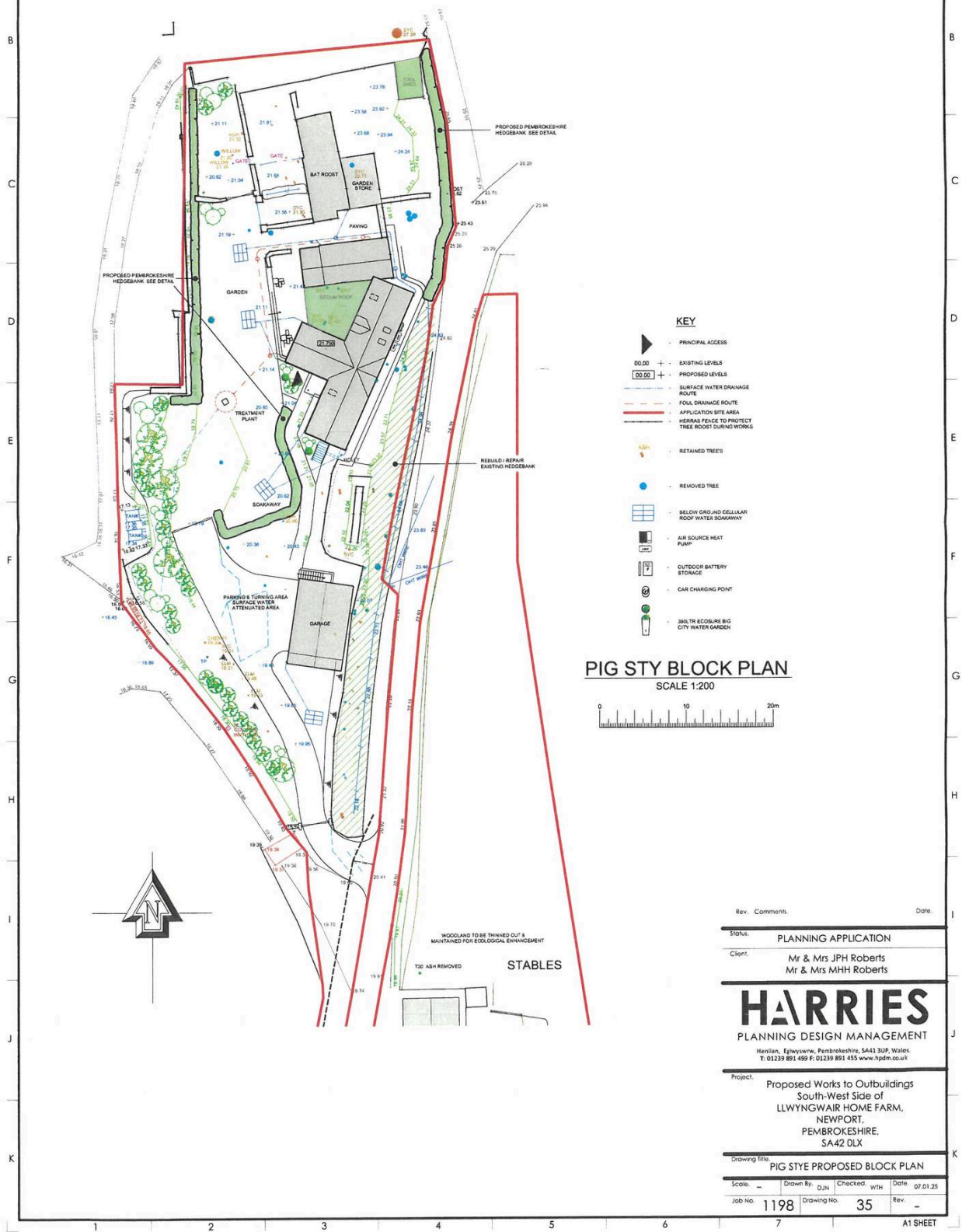






DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY
HPDM GENERAL NOTES

1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANT DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



- KEY**
- PRINCIPAL ACCESS
 - EXISTING LEVELS
 - PROPOSED LEVELS
 - SURFACE WATER DRAINAGE ROUTE
 - FOUL DRAINAGE ROUTE
 - APPLICATION SITE AREA
 - HERRAS FENCE TO PROTECT TREES ROOTS DURING WORKS
 - RETAINED TREES
 - REMOVED TREE
 - BELOW GROUND CELLULAR ROOF WATER SOAKAWAY
 - AIR SOURCE HEAT PUMP
 - OUTDOOR BATTERY STORAGE
 - CAR CHARGING POINT
 - 200LTR ECOLOGICAL BIG CITY WATER GARDEN

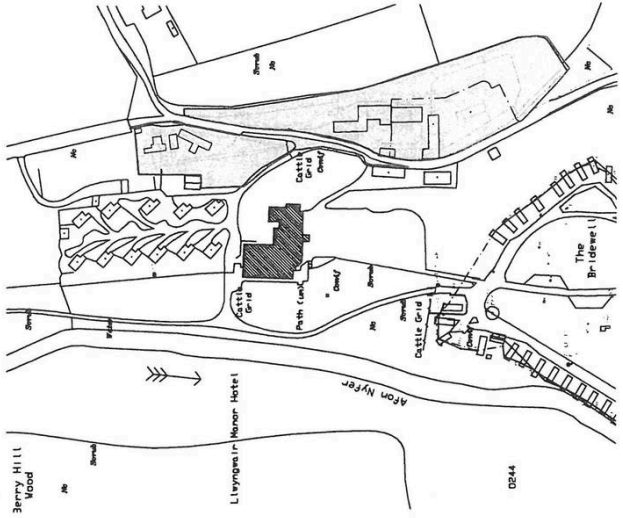
PIG STY BLOCK PLAN
SCALE 1:200



Rev.	Comments	Date
Status	PLANNING APPLICATION	
Client	Mr & Mrs JPH Roberts Mr & Mrs MHH Roberts	
HARRIES PLANNING DESIGN MANAGEMENT Henllan, Eglwyswryn, Pembrokeshire, SA43 3UP, Wales T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk		
Project	Proposed Works to Outbuildings South-West Side of LLWYNGWAIR HOME FARM, NEWPORT, PEMBROKESHIRE, SA42 0LX	
Drawing Title	PIG STYE PROPOSED BLOCK PLAN	
Scale	Drawn By: DJN	Checked: WTH Date: 07.01.25
Job No.	1198	Drawing No. 35 Rev. -
7		A3 SHEET

GENERAL NOTES

1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARBOES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARBOES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPM AND OTHER CONSULTANT DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



IDENTIFICATION PLAN

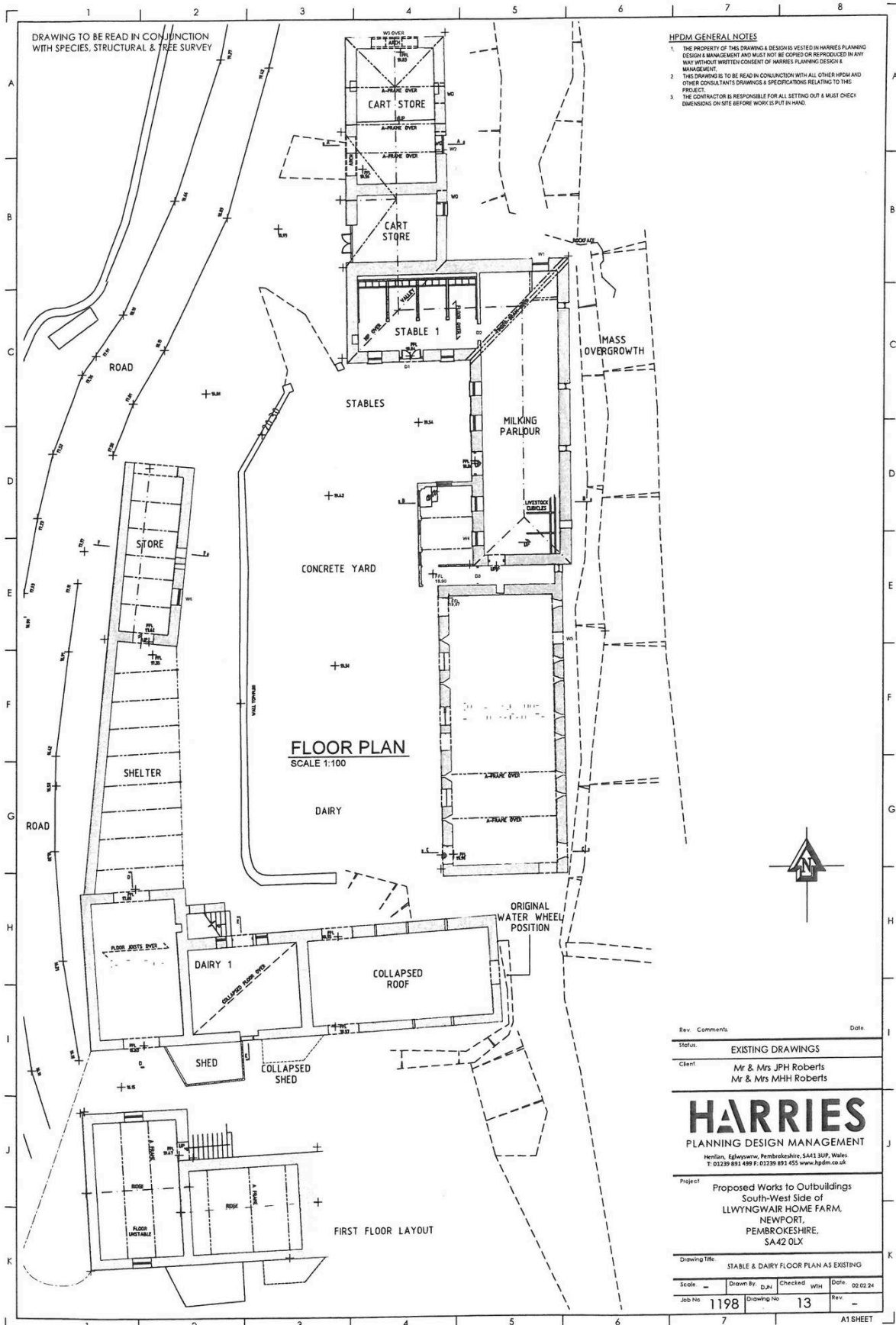
LOCATION PLAN
Scale - 1:1250

[illegible]

DRAWING TO BE READ IN CONJUNCTION
WITH SPECIES, STRUCTURAL & TREE SURVEY

HPDM GENERAL NOTES

1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



Rev. Comments. Date.

Status: EXISTING DRAWINGS
Client: Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

HARRIES
PLANNING DESIGN MANAGEMENT
Hertford, Eghwysurw, Pembrokeshire, SA41 3UP, Wales
T: 01323 851 459 F: 01323 851 455 www.hpdm.co.uk

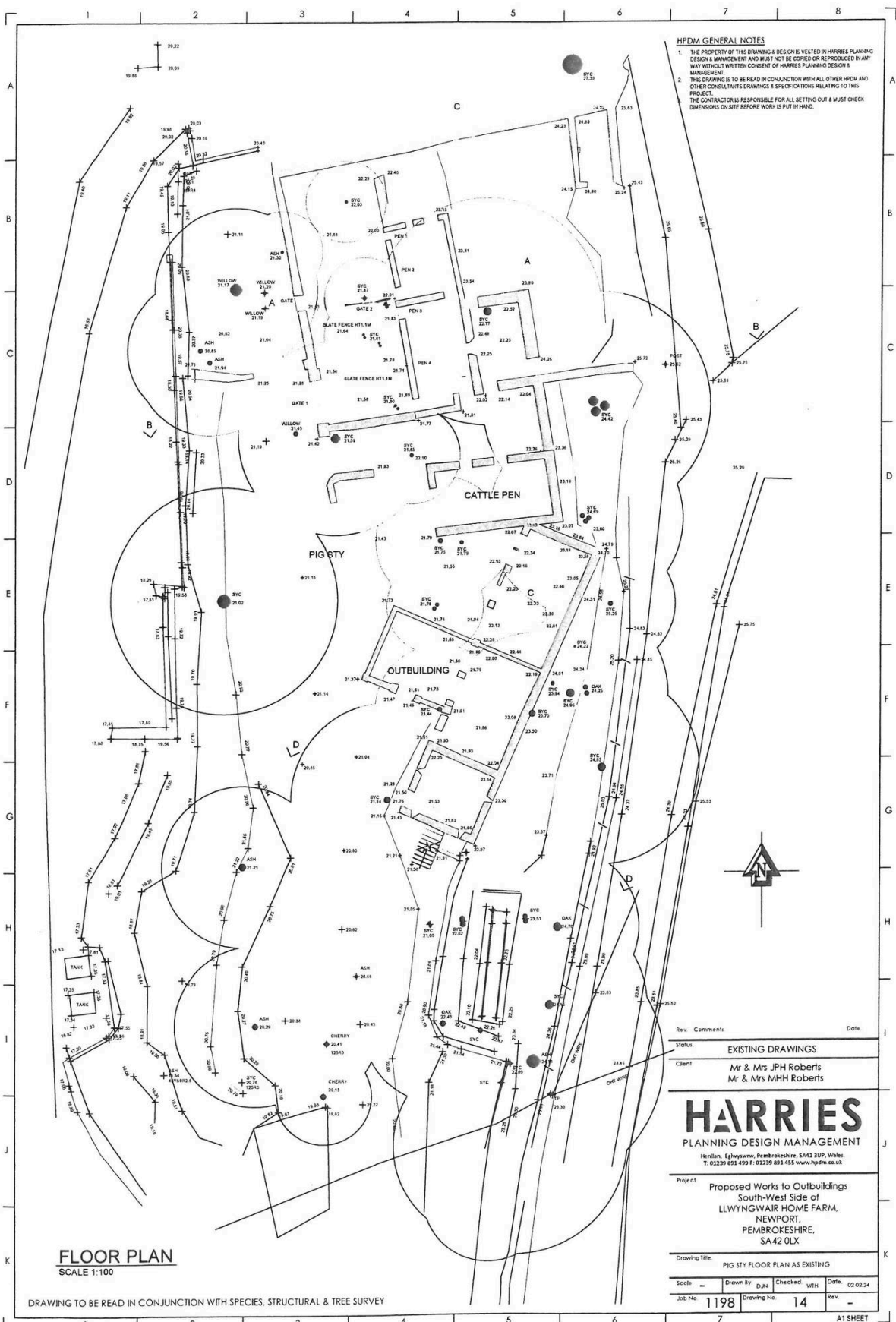
Project: Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

Drawing Title: STABLE & DAIRY FLOOR PLAN AS EXISTING

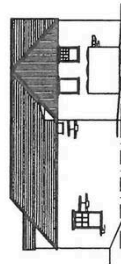
Scale: — Drawn By: DJH Checked: MHH Date: 02.02.04

Job No: 1198 Drawing No: 13 Rev: —

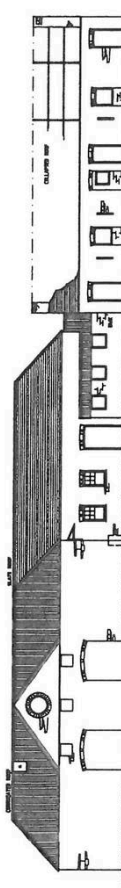
A1 SHEET



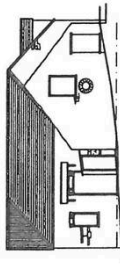
DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY



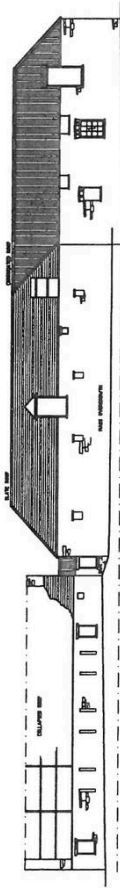
NORTH ELEVATION
ELEVATIONS 1:500



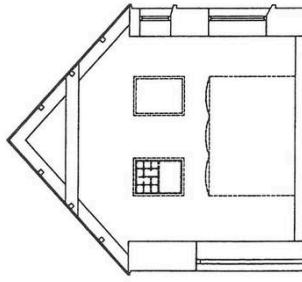
WEST ELEVATION



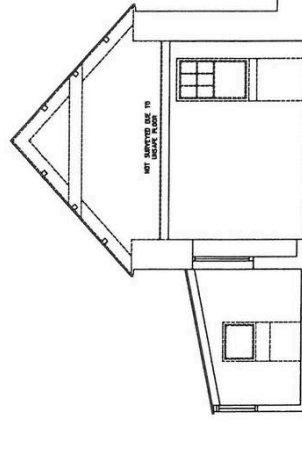
SOUTH ELEVATION



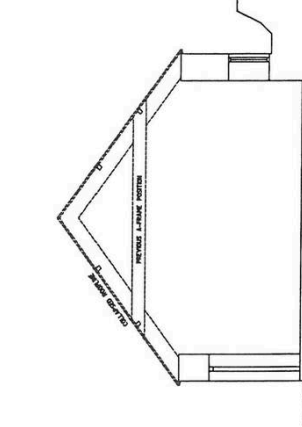
EAST ELEVATION



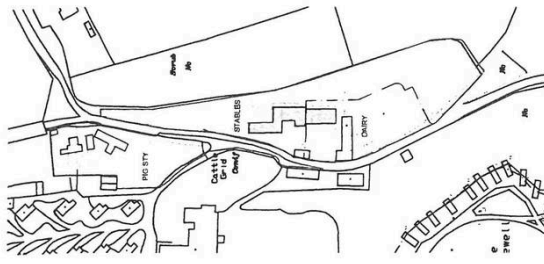
SECTION A-A
SECTIONS 1:50



SECTION B-B



SECTION C-C



Rev.	Comments	Date
1	EXISTING DRAWINGS	
2	Mr & Mrs JPH Roberts	
3	Mr & Mrs MHH Roberts	

HARRIES

PLANNING DESIGN MANAGEMENT

Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

Drawing Title	Drawn By	Checkd By	Scale	Rev.
STABLES & DAIRY ELEVATIONS & SECTIONS AS EXISTING	1198	15		
JOB No.	1198	15		
Date	02.02.24			

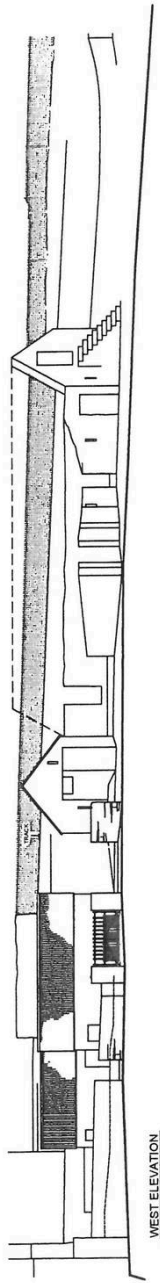
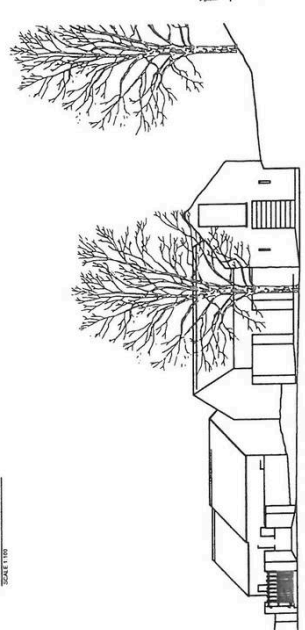
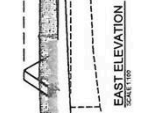
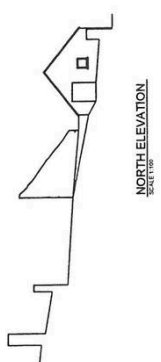
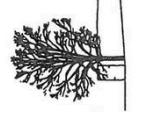
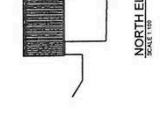
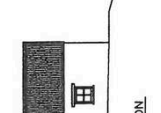
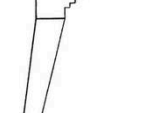
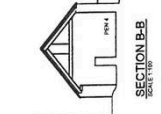
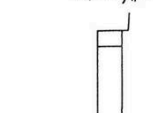
HPDM GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF HARRIES PLANNING DESIGN MANAGEMENT AND MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF HARRIES PLANNING DESIGN MANAGEMENT.
2. THE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND CLIENT DRAWINGS AND SPECIFICATIONS TO THE PROJECT.
3. HARRIES PLANNING DESIGN MANAGEMENT IS NOT RESPONSIBLE FOR ALL SETTING OUT & ASSET CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.

DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY

HPDM GENERAL NOTES

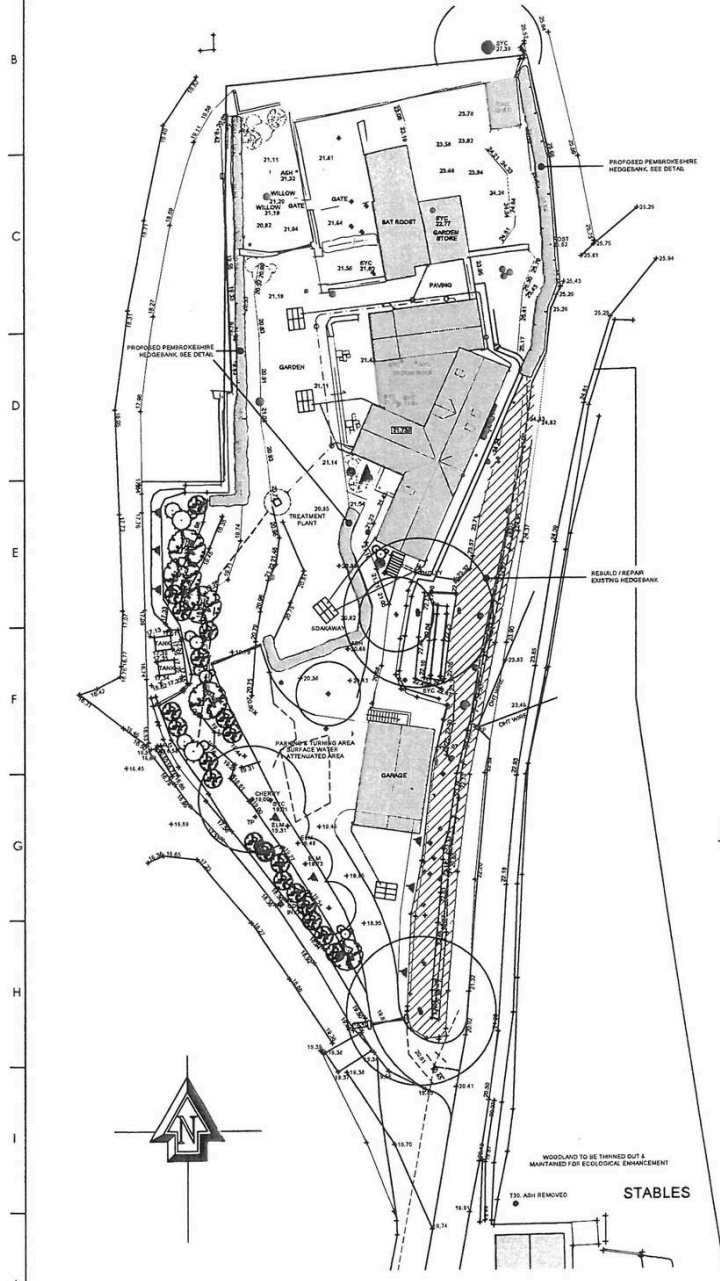
1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES.
2. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND MUST BE USED IN CONJUNCTION WITH ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORKS START IN HAND.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORKS START IN HAND.



Rev	Comments	Date
0001	EXISTING DRAWINGS	
0002	Mr & Mrs JPH Roberts Mr & Mrs MHH Roberts	
HARRIES PLANNING DESIGN MANAGEMENT Haslem, Eghwam, Pembrokeshire, SA43 3UP, Wales. T: 01323 891 699 F: 01323 891 655 www.hdm.co.uk		
Project: Proposed Works to Outbuildings South-West Side of LUWYNGWAR HOME FARM, NEWPORT, PEMBROKESHIRE, SA42 0LX		
Drawing Title: PRO STY ELEVATIONS & SECTIONS Scale: 1:100 Drawing No: 1198 Date: 02/02/24 Rev: 02/02/24		

DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY
HPDM GENERAL NOTES

1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



- KEY**
- PRINCIPAL ACCESS
 - EXISTING LEVELS
 - PROPOSED LEVELS
 - SURFACE WATER DRAINAGE ROUTE
 - FOUL DRAINAGE ROUTE
 - APPLICATION SITE AREA
 - HERRAS FENCE TO PROTECT TREE ROOTS DURING WORK
 - RETAINED TREES
 - REMOVED TREE
 - BELOW-GROUND CELLULAR ROOF WATER SUBWAYWAY
 - AIR SOURCE HEAT PUMP
 - OUTDOOR BATTERY STORAGE
 - CAR CHARGING POINT
 - 30MTR ECOSURE BIG CITY WATER GARDEN

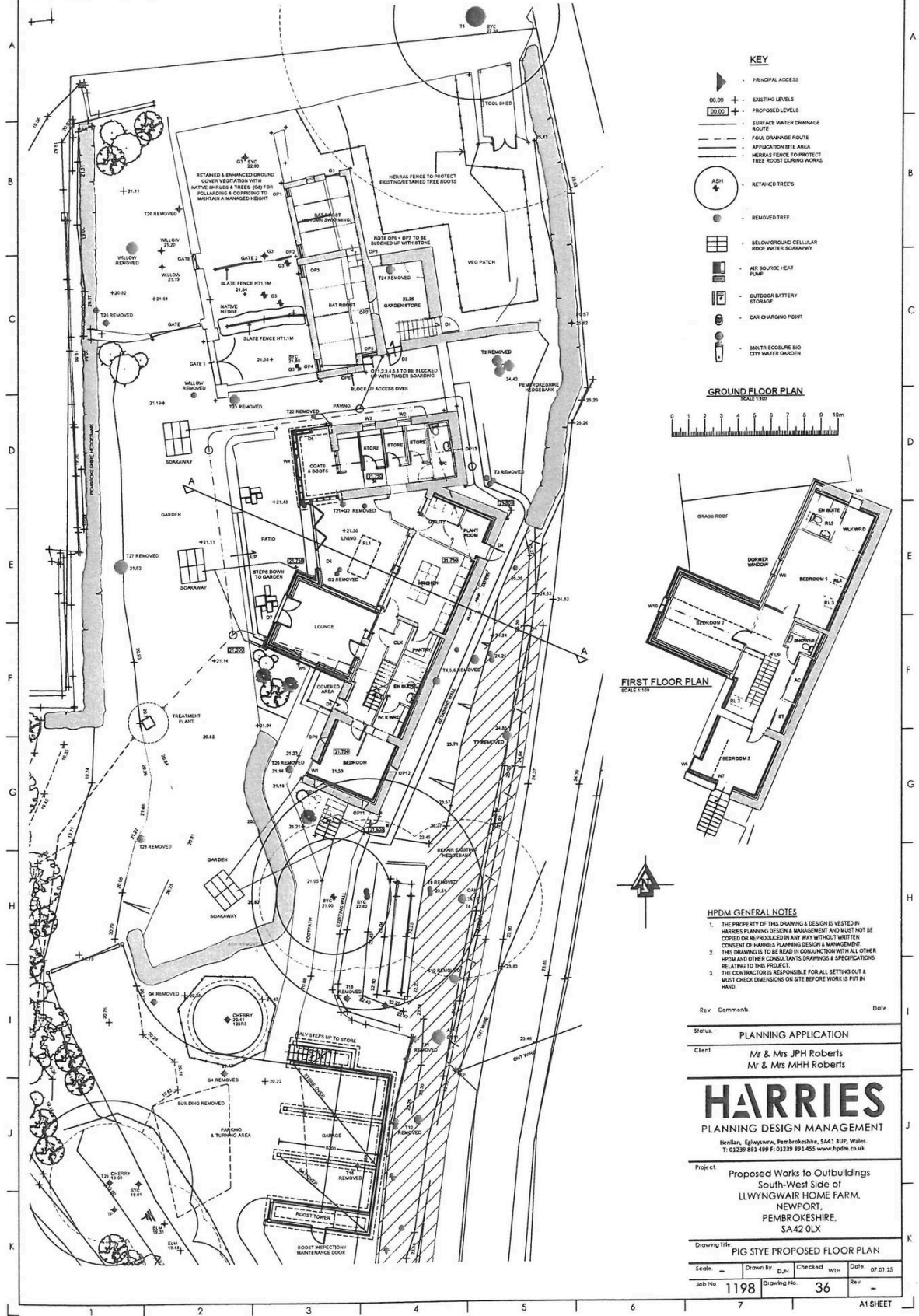
PIG STY BLOCK PLAN
SCALE 1:200



Rev.	Comments	Date
Status	PLANNING APPLICATION	
Client	Mr & Mrs JPH Roberts Mr & Mrs MHH Roberts	
<div>HARRIES</div> <div>PLANNING DESIGN MANAGEMENT</div> <div>Herllan, Eghydwyr, Pembrokeshire, SA41 3UP, Wales. T: 01239 851 499 F: 01239 851 455 www.hpdm.co.uk</div>		
Project	Proposed Works to Outbuildings South-West Side of LLWYNGWAIR HOME FARM, NEWPORT, PEMBROKESHIRE, SA42 0LX	
Drawing Title	PIG STYE PROPOSED BLOCK PLAN	
Scale	Drawn By: DJN	Checked: WJH Date: 07/01/25
Job No: 1198	Drawing No: 35	Rev: -
7		A1 GHEET

A1 SHEET

DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY



KEY

- PRINCIPAL ACCESS
- EXISTING LEVELS
- PROPOSED LEVELS
- SURFACE WATER DRAINAGE ROUTE
- FOWL DRAINAGE ROUTE
- APPLICATION SITE AREA
- HERRAS FENCE TO PROTECT TREE ROOTS DURING WORKS
- RETAINED TREES
- REMOVED TREE
- BELOWGROUND CELLULAR ROOF WATER SCRAWWAY
- AIR SOURCE HEAT PUMP
- OUTDOOR BATTERY STORAGE
- CAR CHARGING POINT
- SOUTH ECOSURE BIO CITY WATER GARDEN

GROUND FLOOR PLAN



FIRST FLOOR PLAN

Scale 1:100

HPDM GENERAL NOTES

- THE PROPERTY OF THIS DRAWING IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.

Rev Comments Date

Status: PLANNING APPLICATION

Client: Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

HARRIES
PLANNING DESIGN MANAGEMENT

Henllys, Eglwyswryn, Pembrokeshire, SA43 3UP, Wales.
T: 01223 891 499 F: 01223 891 455 www.hpdm.co.uk

Project: Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

Drawing title: PIG STYE PROPOSED FLOOR PLAN

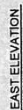
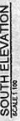
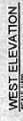
Scale: Drawn By: D.J.H. Checked: W.H. Date: 07.03.25

Job No: 1198 Drawing No: 36 Rev: -

A1 SHEET

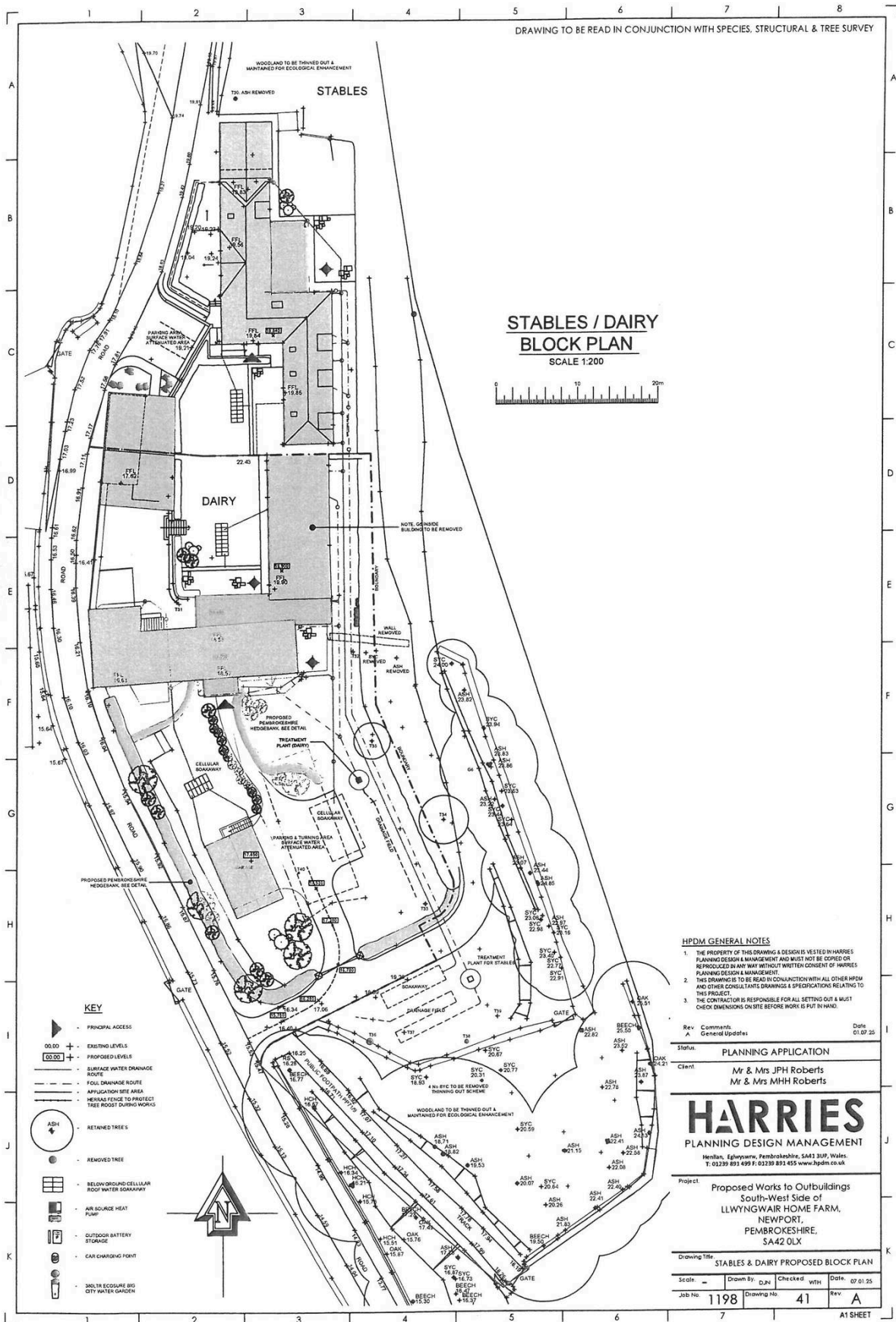
GENERAL NOTES

1. THE CONTENT OF THE DRAWING IS VERIFIED IN HARPER'S PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HARPER'S PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER INPUT AND OTHER CONSULTANTS' DRAWINGS & SPECIFICATIONS RELATING TO THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT, CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



HARRIES
PLANNING DESIGN MANAGEMENT

Drawing Title		SA-42 ULX	
PIG-STR ELEVATIONS & SECTIONAL DETAILS			
Scale	-	Drawn By	DJN
Job No.	1198	Checked	WHH
Drawing No.		37	
Rev.		A	
Date		07.01.01	



DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY

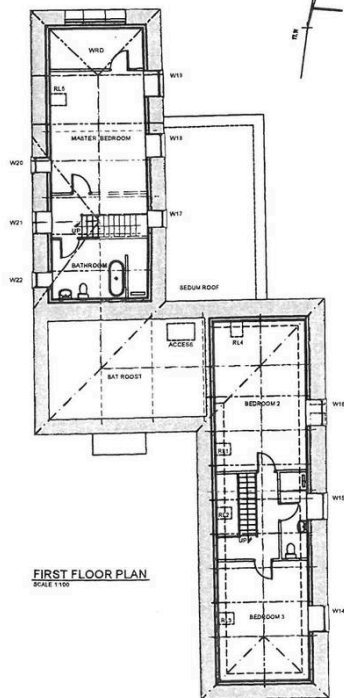
HPDM GENERAL NOTES

1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANT'S DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.

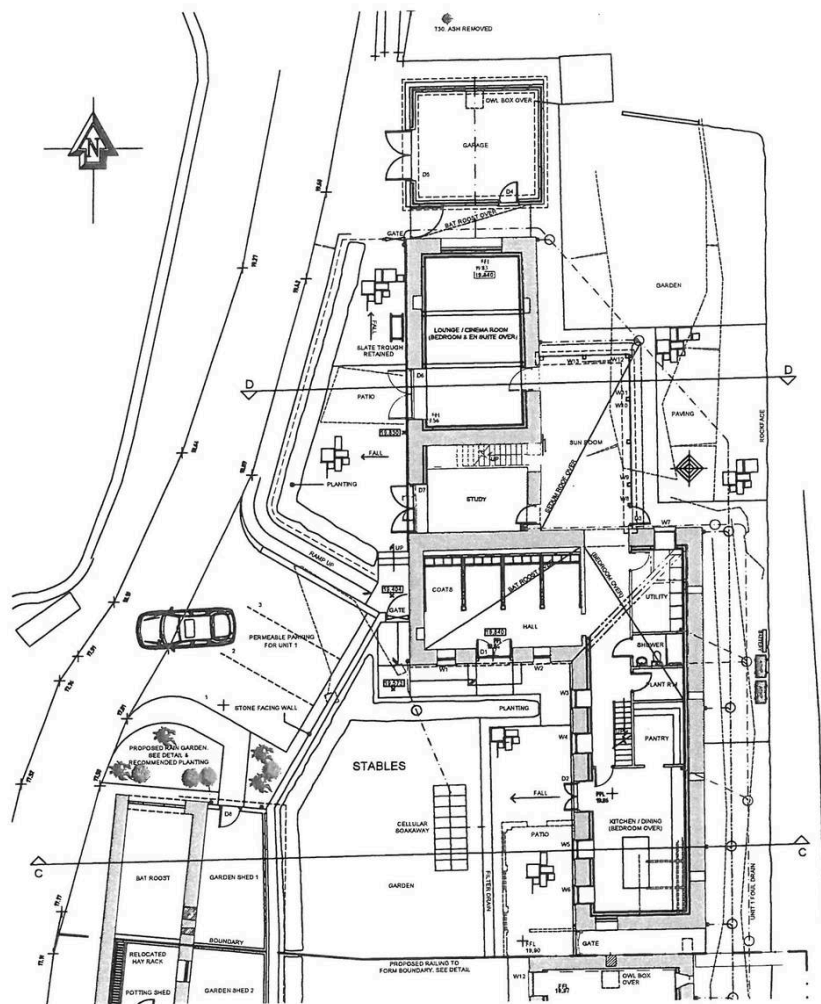
KEY

- PRINCIPAL ACCESS
- EXISTING LEVELS
- PROPOSED LEVELS
- SURFACE WATER DRAINAGE ROUTE
- FOUL DRAINAGE ROUTE
- APPLICATION SITE AREA
- HERNIAL FENCE TO PROTECT TREE ROOTS DURING WORKS
- RETAINED TREES
- REMOVED TREE
- BELOW GROUND CELLULAR ROOF WATER BOUNDARY
- AIR SOURCE HEAT PUMP
- OUTDOOR BATTERY STORAGE
- CAR CHARGING POINT
- 300L TR EDDURSE BIO CITY WATER GARDEN
- STEEL ROOF STRUCTURE

GROUND FLOOR PLAN



FIRST FLOOR PLAN
SCALE 1:100



Rev A Comments General Updates Date 01.07.25

Status PLANNING APPLICATION

Client Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

HARRIES
PLANNING DESIGN MANAGEMENT

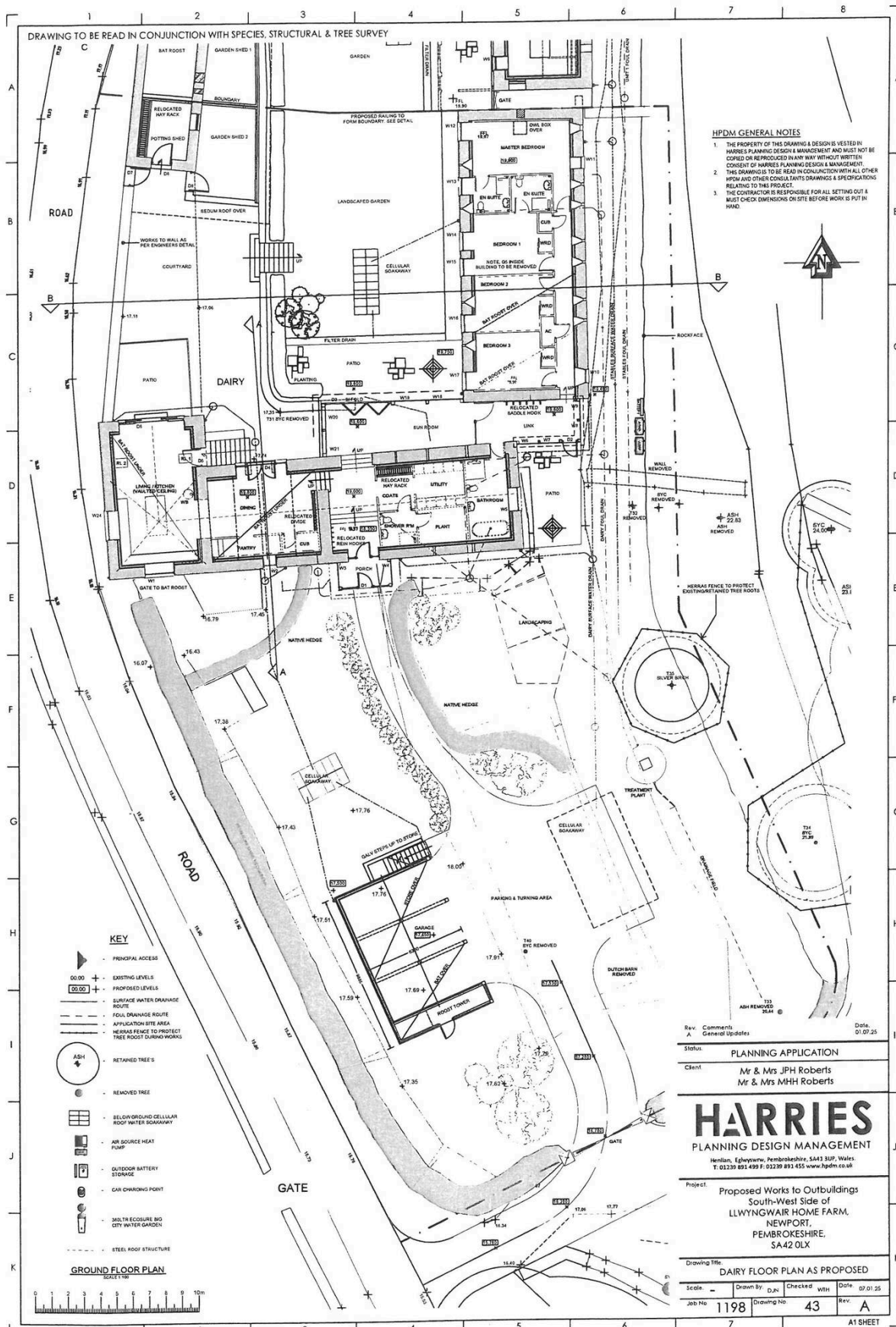
Herrlan, Eglwysw, Pembrokeshire, SA41 3UP, Wales.
T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

Project Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

Drawing Title STABLES FLOOR PLAN

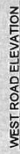
Scale 1:100 Drawn By GJR Checked WWH Date 07.01.25
Job No 1198 Drawing No 42 Rev A

A1 SHEET



GENERAL NOTES

1. THE PROPERTY OF A DESIGN & DRAWING IS VESTED IN HARRIS PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HARRIS PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER INPUT AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



Station	PLANNING APPLICATION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

Statute	PLANNING APPLICATION
---------	----------------------

Client: Mr & Mrs IPH Roberts

Mr & Mrs MHH Roberts

HARIES
PLANNING DESIGN MANAGEMENT

Henllan, Eghwyswww, Pembrokeshire, SA43 3UP, Wales.
T: 01239 191 499 F: 01239 891 455 www.heddm.co.uk

Protein

Proposed Works to Outbuildings

South-West Side of

LLWYNGWAIR HOME FARM,

NEWPORT,
DEARBORN CREDIT

PEMBROKESHIRE,
SA42 0LX

Drawing Title

STABLES & DAIRY ELEVATIONS AS PROPO

Scale.	Drawn By.	Checked.	Date.
-	P. N.	W. N.	

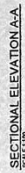
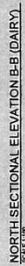
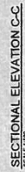
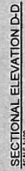
Job No.	1100	Drawing No.	11	Rev.
---------	------	-------------	----	------

1170	44
------	----

At 11

GENERAL NOTES

1. THE PROVISIONS OF THIS DRAWING ARE SUBJECT TO THE PROVISIONS OF THE HARRIS PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HARRIS PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER INPUT AND OUTPUT CONSENT (LIMITS) DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



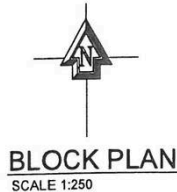
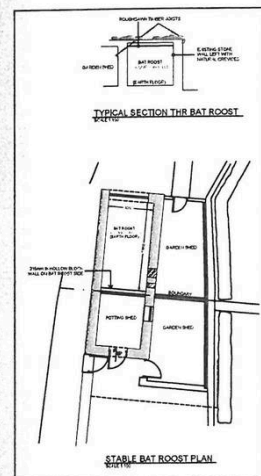
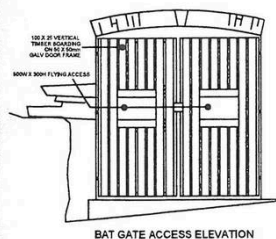
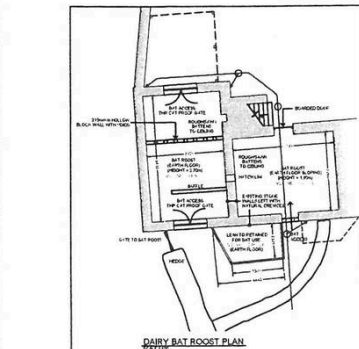
Rev	Cover sheet General Offices	Sheet		Date	01/02/25
Client	Mt & Mrs PH Roberts Mr & Mrs MHH Roberts	Planning Application			
Project	Proposed Works to Outbuildings South-West Side of LWYNGWAR HOME FARM, NEWPORT, PEMBROKESHIRE. SA42 0LX	HARRIES PLANNING DESIGN MANAGEMENT Tel: 01233 891 697 / 01233 891 155 www.harridesign.co.uk			
Drawing Title	STABLES & DAIRY SECTIONAL DETAILS				
Scale	-	Drawn by	Jaha	Checked	Jaha
Job No.	1198	Drawing No.	45	Rev	A
					AT SHEET

DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY

IMPORTANT: A Natural Resources Wales (NRW) Bat Development Licence will need to be obtained before any work is started, including any removal of vegetation around the buildings.

HPDM GENERAL NOTES

1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



PIG STY

STABLES

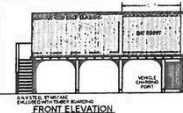
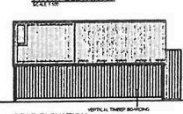
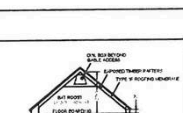
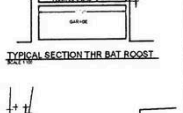
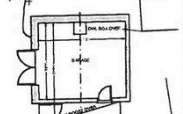
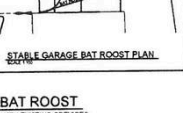
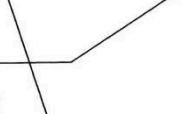
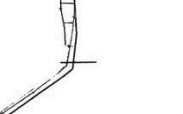
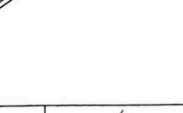
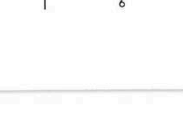
DAIRY

EXISTING BAT ROOST

WALLS LEFT WITH EXISTING CREVICES
EARTH FLOOR RETAINED
EXISTING A FRAMED AND PURLIN
CEILING TO REMAIN AS EXISTING
VOLUME = 3.0m³

EXISTING BAT ROOST

WALLS LEFT WITH EXISTING CREVICES
EARTH FLOOR RETAINED
EXISTING A FRAMED AND PURLIN
CEILING TO REMAIN AS EXISTING
VOLUME = 5.7m³



Rev.	Comments	Date
A	General Updates	01.07.25
B	Additional Info	18.07.25
C	Additional Info	18.07.25

Status: PLANNING APPLICATION

Client: Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

HARRIES
PLANNING DESIGN MANAGEMENT

Henllan, Eglwyswre, Pembrokeshire, SA43 3UP, Wales.
T: 01238 851 459 F: 01238 851 455 www.hpdm.co.uk

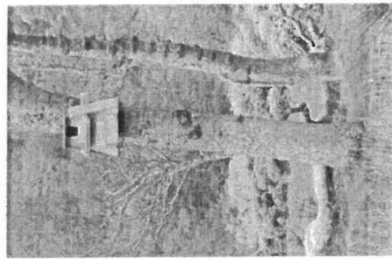
Project: Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

Drawing Title: BAT ROOST & OWL BOX DETAILS

Scale: -	Drawn By: DJN	Checked: WTH	Date: 26.07.24
Job No: 1198	Drawing No: 54	Rev: C	

A0 SHEET

OWL BOX STRAPPED TO NEAREST
SUITABLE TREE GRADE A OR B

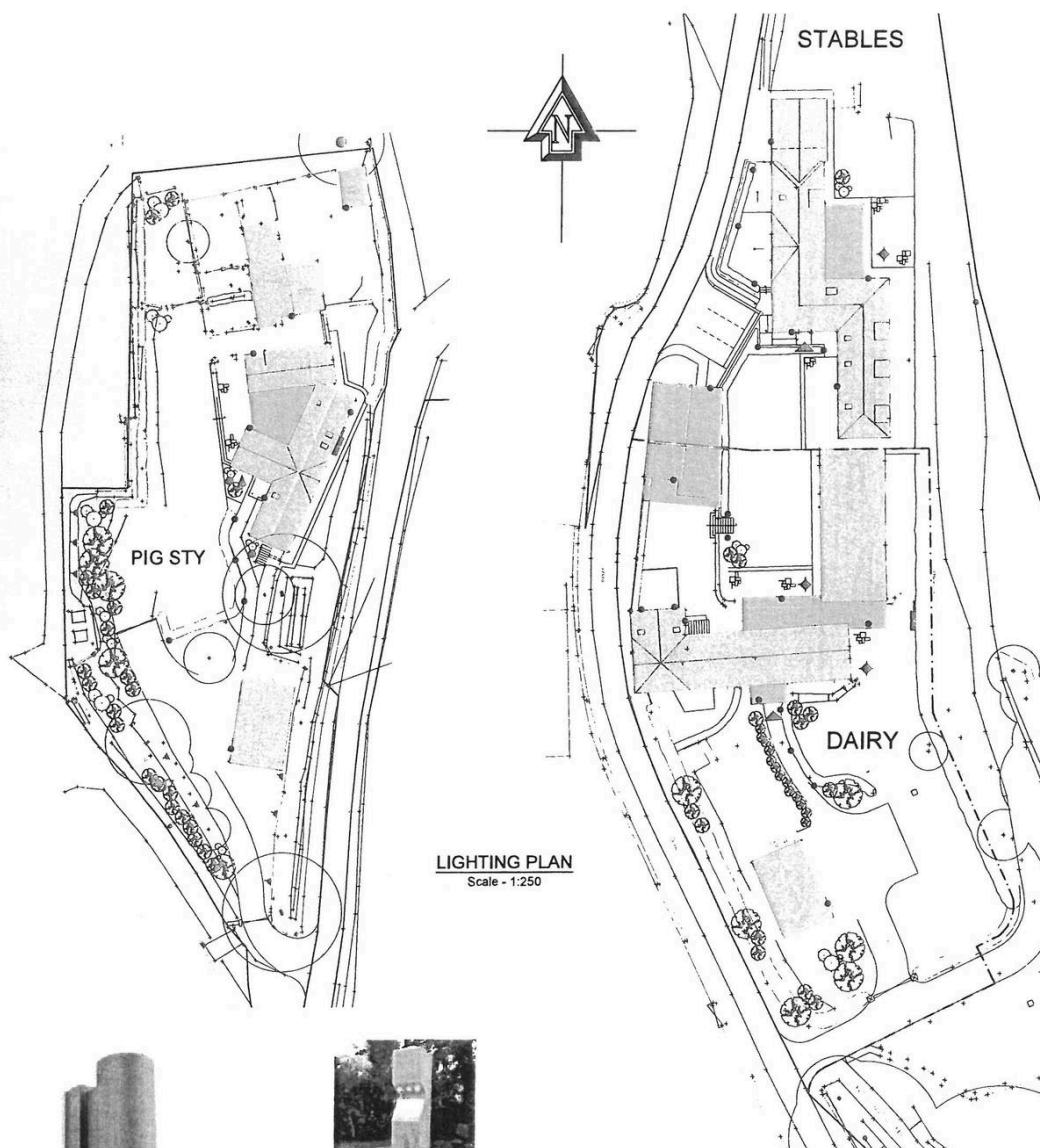


12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY

HPDM GENERAL NOTES

1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



LIGHTING PLAN
Scale - 1:250



- WALL LIGHT SYMBOL**
- DOWNWARD POINTING TRIANGLE OF WALL LEADING TO ADDITIONAL LIGHT FILLING IN
 - DIRECTED AWAY FROM LINER FEATURES IN THE IMMEDIATE HABITAT
 - SHOULD ONLY BE USED FOR LOW LEVEL LIGHTING
 - FUTURE LIGHT REPLACEMENT WILL BE LINE FOR LINE
 - LIGHTS WILL BE INSTALLED NO MORE THAN 1M ABOVE GROUND LEVEL
 - LIGHT TO INCLUDE BURST IN PIN SENSOR

SEE PLAN FOR LOCATION



- LOW LEVEL LIGHT SYMBOL**
- LOW LEVEL DOWNWARD POINTING TRIANGLE
 - DIRECTED AWAY FROM LINER FEATURES IN THE IMMEDIATE HABITAT
 - SHOULD ONLY BE USED FOR LOW LEVEL LIGHTING
 - FUTURE LIGHT REPLACEMENT WILL BE LINE FOR LINE
 - LIGHTS WILL BE INSTALLED NO MORE THAN 1M ABOVE GROUND LEVEL
 - LIGHT TO INCLUDE BURST IN PIN SENSOR

SEE PLAN FOR LOCATION

Rev A Comments: General Update Date: 01/07/25

Status: PLANNING APPLICATION

Client: Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

HARRIES

PLANNING DESIGN MANAGEMENT

Herllan, Eglwysur, Pembrokeshire, SA41 3UP, Wales.

T: 01233 855 499 F: 01233 855 455 www.hpdmi.co.uk

Project: Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

Drawing Title: EXTERNAL LIGHTING PLAN

Scale: Drawn By: DJV Checked: WJH Date: 07/01/25

Job No: 1198 Drawing No: 56 Rev: A

A1 SHEET

Cardigan



01239 612343

Fishguard



01348 873836

Haverfordwest



01437 760440

Narberth



01834 860260