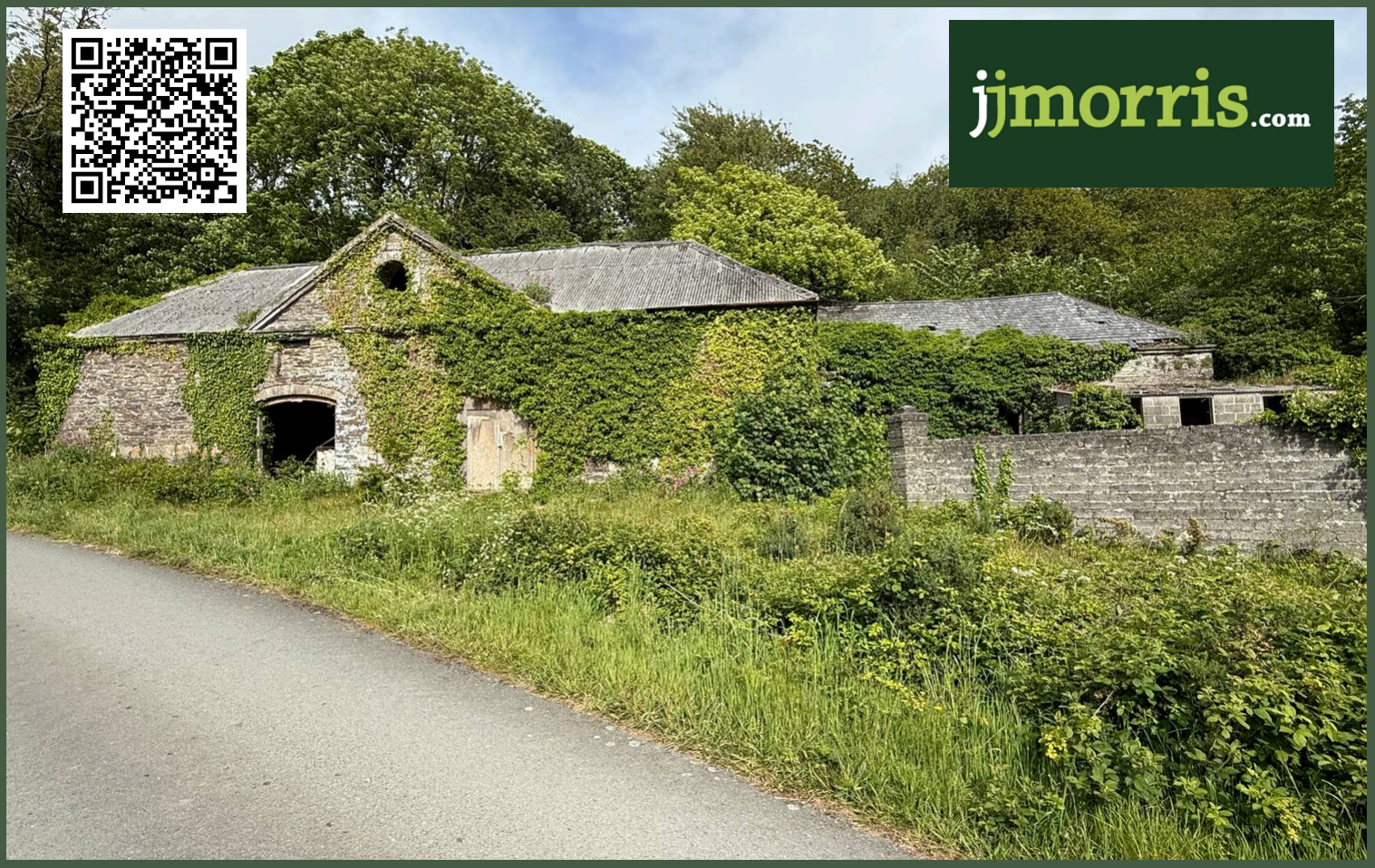

The Traditional Stone Barns, at The Lower Yard, Llwyngwair Home Farm - SA42 0LX

£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

STABLES / DAIRY BLOCK PLAN

SCALE 1:200

0 10 20m

HPDM GENERAL NOTES

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3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSONS 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
Henllan, Eglwyswrw, 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 & DAIRY PROPOSED BLOCK PLAN

Scale. –	Drawn By. DJH	Checked. WTH	Date. 07.01.25
Job No. 1198	Drawing No. 41		Rev. –

A1 SHEET

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

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KEY

- PRINCIPAL ACCESS
- 00.00 + EXISTING LEVELS
- 00.00 + PROPOSED LEVELS
- SURFACE WATER DRAINAGE ROUTE
- FOUL DRAINAGE ROUTE
- APPLICATION SITE AREA
- HERRAS FENCE TO PROTECT TREE ROOST DURING WORKS
- ASH RETAINED TREE'S
- REMOVED TREE
- BELOW GROUND CELLULAR ROOF WATER SOAKAWAY
- AIR SOURCE HEAT PUMP
- OUTDOOR BATTERY STORAGE
- CAR CHARGING POINT
- 380LTR ECOSURE BIG CITY WATER GARDEN

PIG STY BLOCK PLAN

SCALE 1:200

0 10 20m

Rev.	Comments.	Date.

Status. PLANNING APPLICATION

Client. Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

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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. –

A1 SHEET

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

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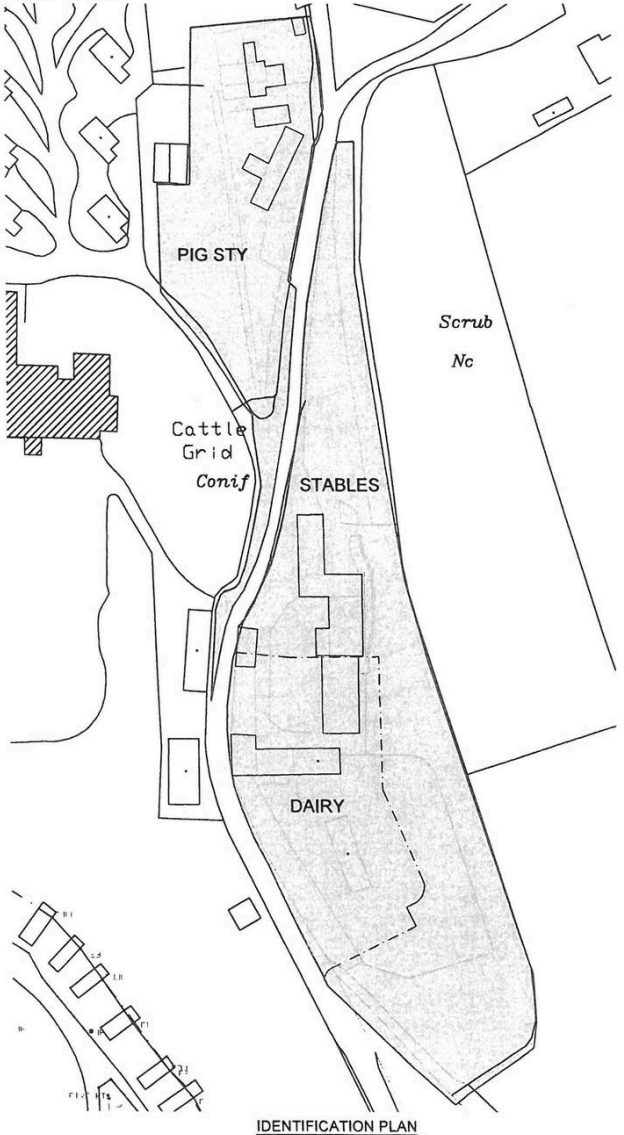
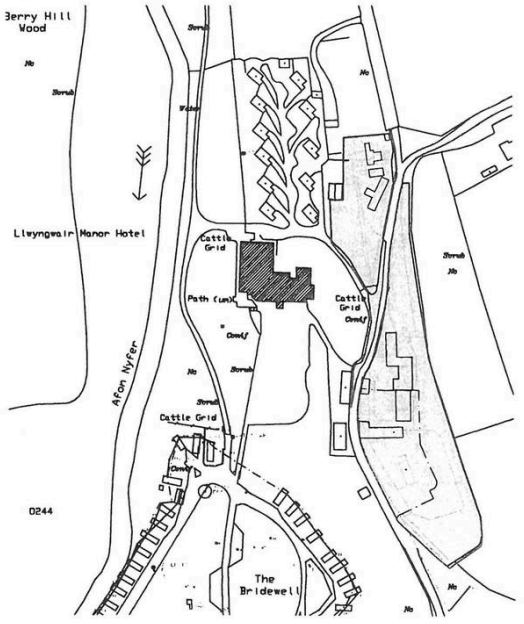


IDENTIFICATION PLAN
Scale - 1:500



LOCATION PLAN
Scale - 1:1250

Rev.	Comments.	Date

Status. PLANNING APPLICATION

Client. Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

HARRIES
PLANNING DESIGN MANAGEMENT
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Project. Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

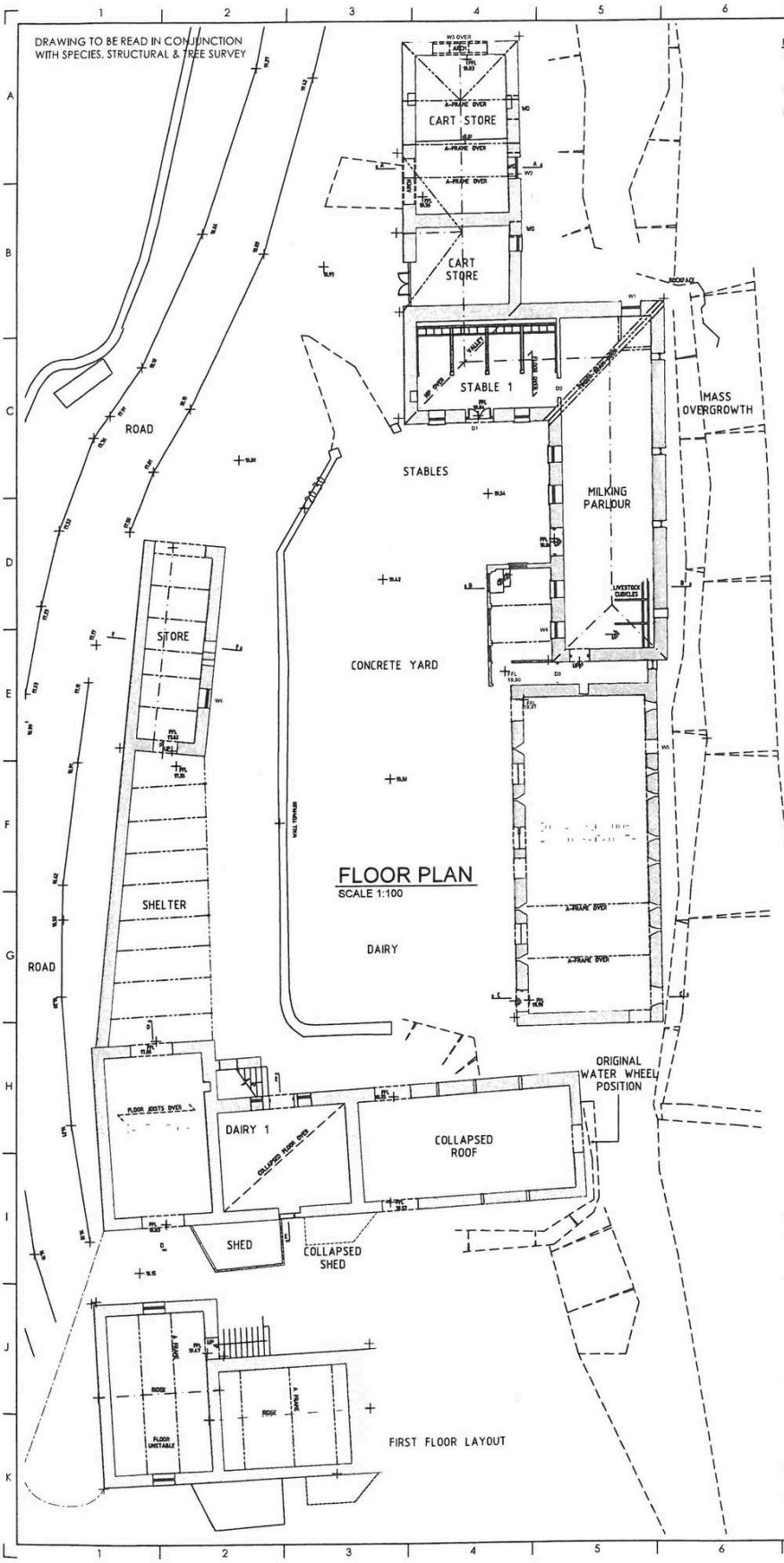
Drawing title. SITE LOCATION PLAN

Scale.	Drawn By.	Checked.	Date.
–	DJN	WTH	07.01.25

Job No.	Drawing No.	Rev.
1198	10	–

A1 SHEET

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



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Rev. Comments. Date.

Status. EXISTING DRAWINGS

Client. Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

HARRIES
PLANNING DESIGN MANAGEMENT
Henllan, Eglwyswrw, Pembrokeshire, SA41 3UP, Wales
T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

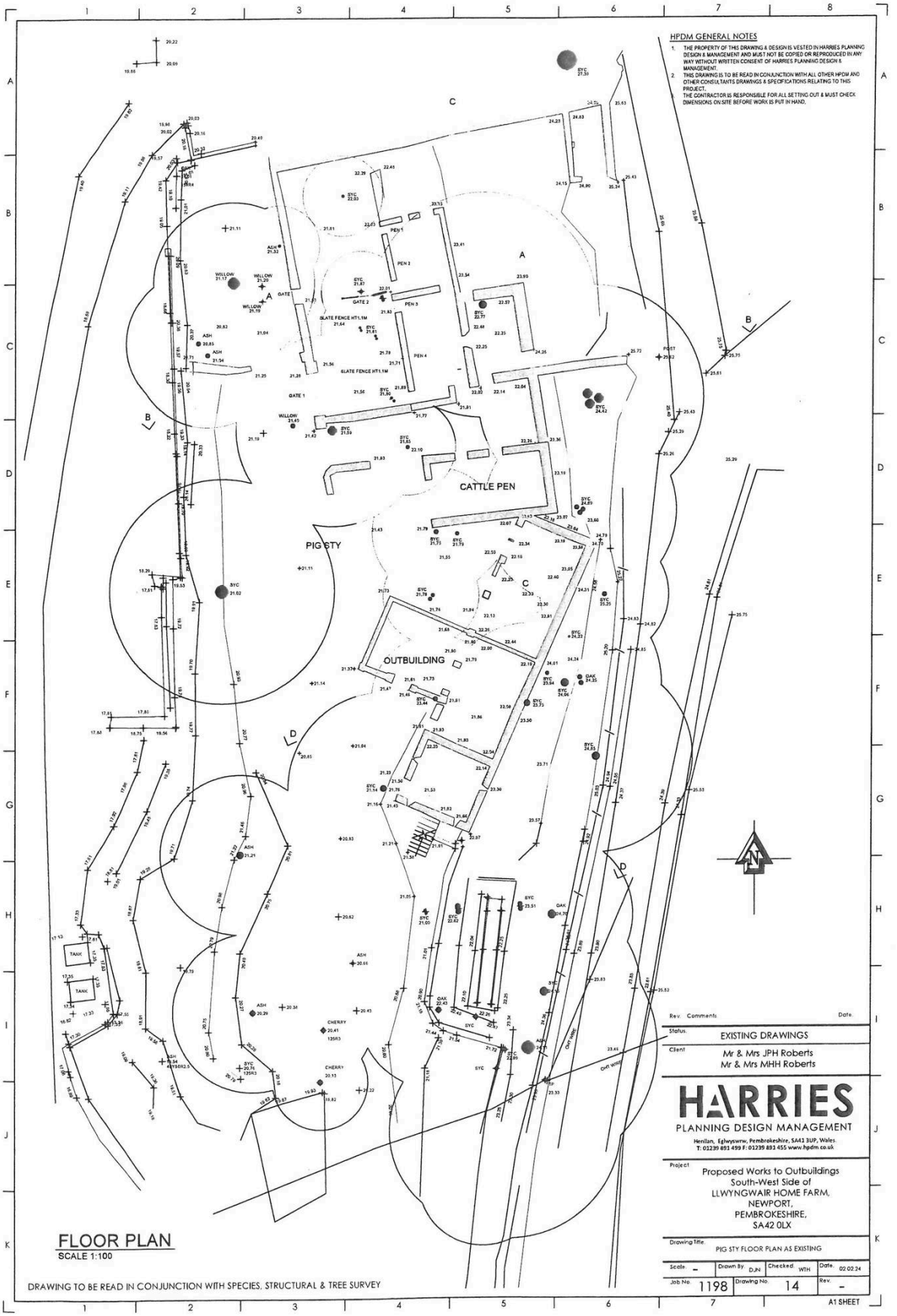
Project. Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

Drawing Title. STABLE & DAIRY FLOOR PLAN AS EXISTING

Scale	Drawn By	Checked	Date
–	DJN	WTH	02.02.24

Job No	Drawing No	Rev.
1198	13	–

A1 SHEET



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FLOOR PLAN

SCALE 1:100

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

Rev.	Comments	Date

Status: EXISTING DRAWINGS

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

HARRIES
PLANNING DESIGN MANAGEMENT
Henllan, Eglwyswrw, 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

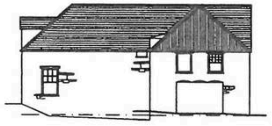
Drawing Title: PIG STY FLOOR PLAN AS EXISTING

Scale	Drawn By	Checked	Date
-	DJN	WTH	02.02.24

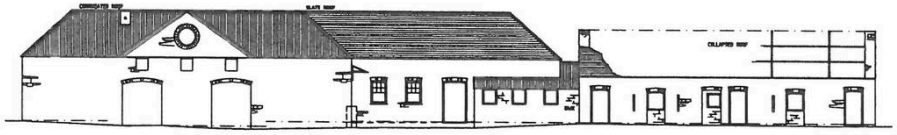
Job No.	Drawing No.	Rev.
1198	14	-

A1 SHEET

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



NORTH ELEVATION
ELEVATIONS 1:100



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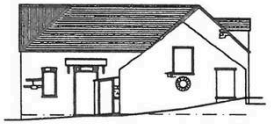

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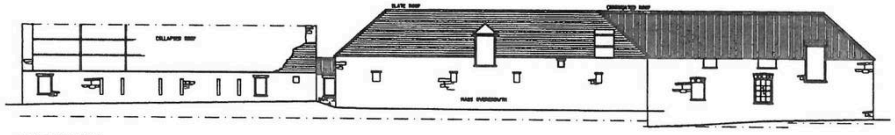

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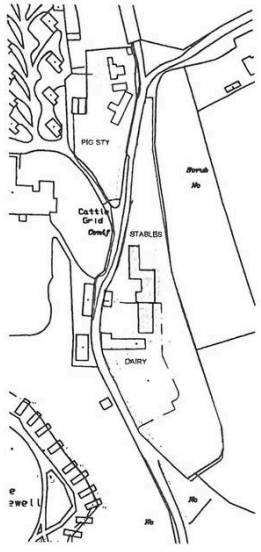
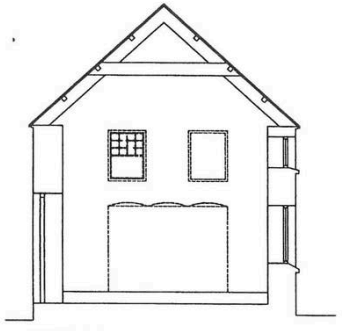
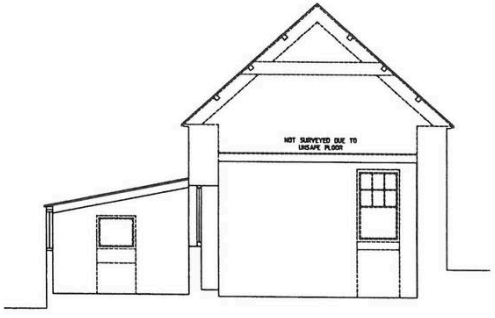
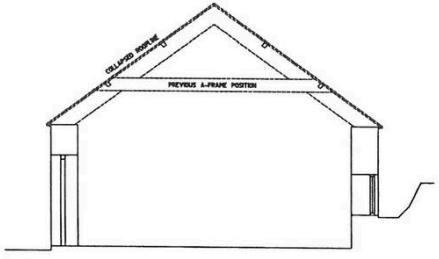




SECTION A-A
SECTIONS 1:50



SECTION B-B



SECTION C-C

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Rev.	Comments	Date

Status: EXISTING DRAWINGS

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

HARRIES
PLANNING DESIGN MANAGEMENT
Henllan, Eglwyswrw, 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

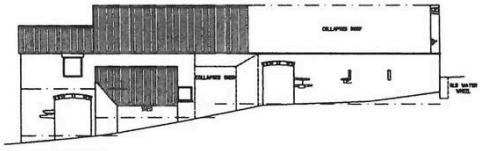
Drawing Title: STABLES & DAIRY ELEVATIONS & SECTIONS AS EXISTING

Scale	Drawn By	Checked	Date
–	DJN	WH	02.02.24

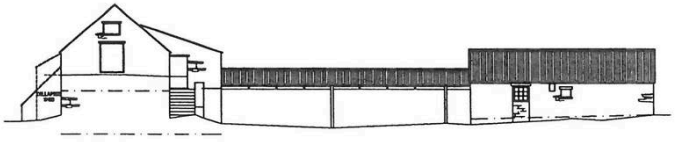
Job No.	Drawing No.	Rev.
1198	15	–

A1 SHEET

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



SOUTH ELEVATION
ELEVATIONS 1:100



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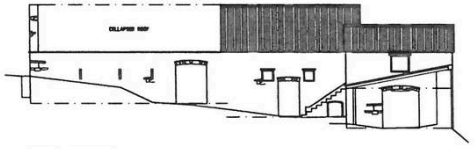

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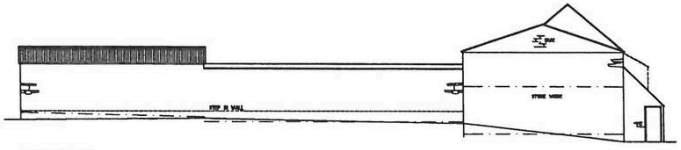
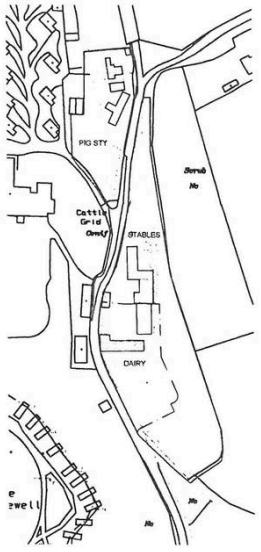


WEST ELEVATION

NORTH ELEVATION



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Rev.	Comments	Date

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Client: Mr & Mrs JPH Roberts
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T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

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

Drawing Title: DAIRY ELEVATIONS AS EXISTING

Scale	Drawn By	Checked	Date
–	DJN	WTH	02.02.24

Job No.	Drawing No.	Rev.
1198	16	–

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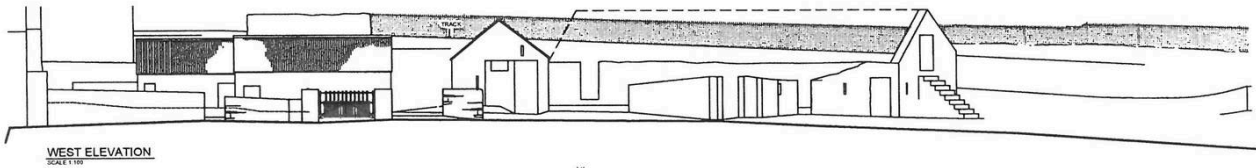
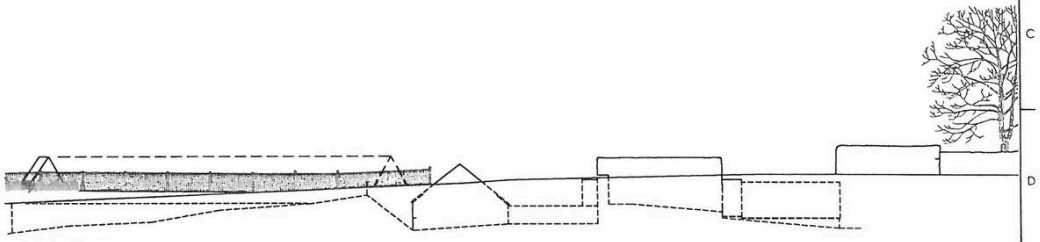
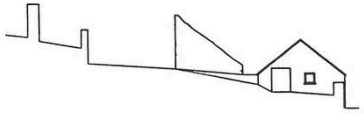


WEST ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

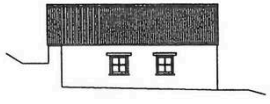


EAST ELEVATION
SCALE 1:100

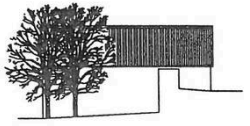


NORTH ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

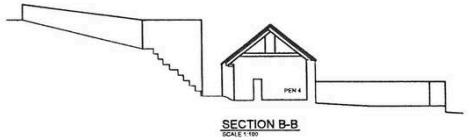


NORTH ELEVATION
SCALE 1:100

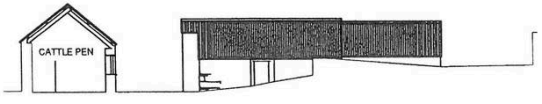


SOUTH ELEVATION
SCALE 1:100

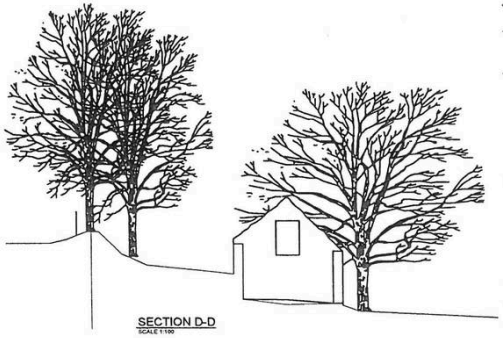
SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100



NORTH EAST SECTIONAL ELEVATION C-C
SCALE 1:100



SECTION D-D
SCALE 1:100

Rev.	Comments	Date

Status: EXISTING DRAWINGS

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

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

Drawing Title: PIG STY ELEVATIONS & SECTIONS

Scale	Drawn By	Checked	Date
–	DJN	WTH	02.02.24

Job No.	Drawing No.	Rev.
1198	25	–

A1 SHEET

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

HPDM GENERAL NOTES

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KEY

- PRINCIPAL ACCESS
- 00.00 EXISTING LEVELS
- 00.00 PROPOSED LEVELS
- SURFACE WATER DRAINAGE ROUTE
- FOUL DRAINAGE ROUTE
- APPLICATION SITE AREA
- HERRAS FENCE TO PROTECT TREE ROOST DURING WORKS
- ASH RETAINED TREE'S
- REMOVED TREE
- BELOW GROUND CELLULAR ROOF WATER SOAKAWAY
- AIR SOURCE HEAT PUMP
- OUTDOOR BATTERY STORAGE
- CAR CHARGING POINT
- 360LTR ECOSURE BIO CITY WATER GARDEN

PIG STY BLOCK PLAN

SCALE 1:200

0 10 20m

Rev.	Comments.	Date

Status. PLANNING APPLICATION

Client. Mr & Mrs JPH Roberts
Mr & Mrs MHH Roberts

HARRIES
PLANNING DESIGN MANAGEMENT
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Project. Proposed Works to Outbuildings
South-West Side of
LLWYNGWAIR HOME FARM,
NEWPORT,
PEMBROKESHIRE,
SA42 0LX

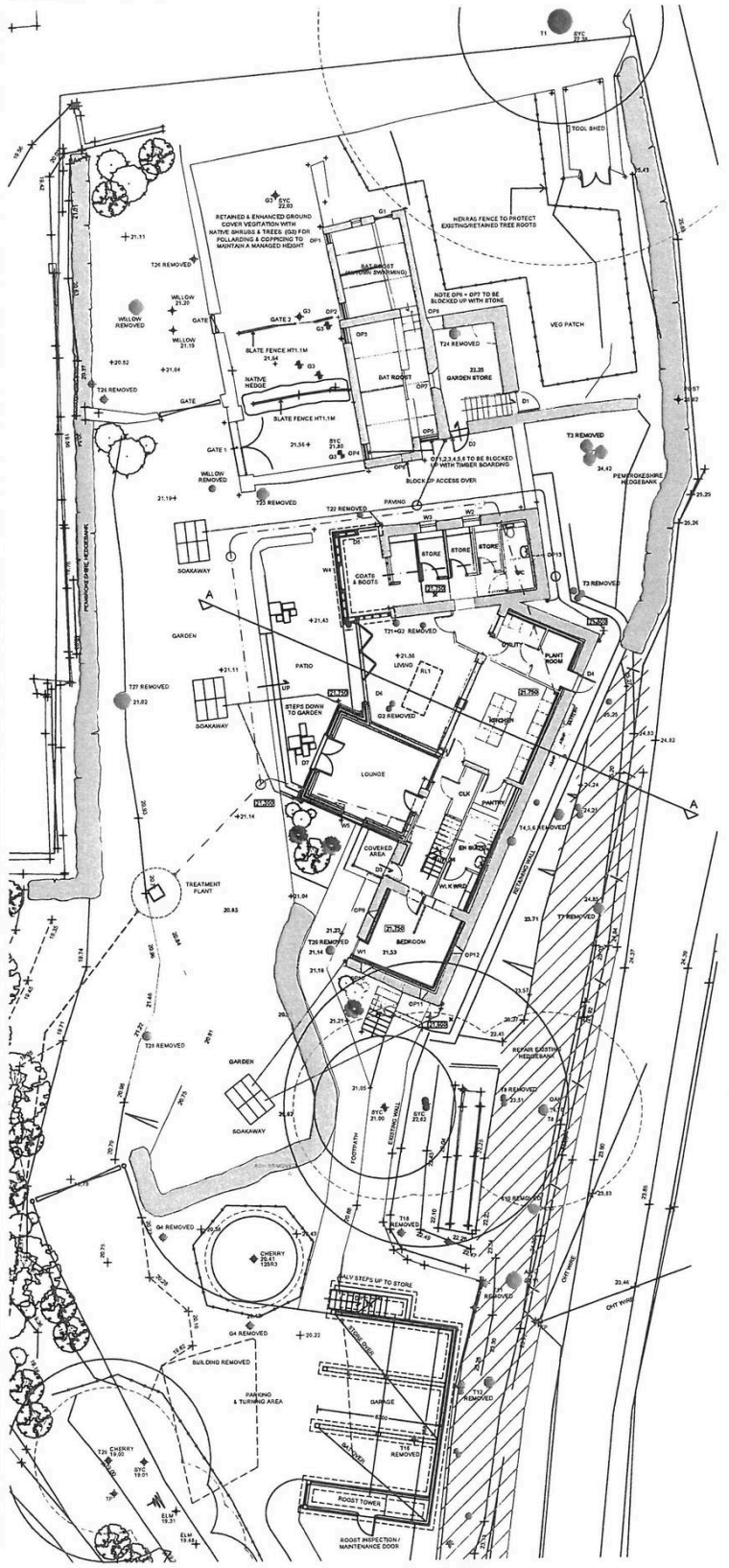
Drawing Title. PIG STYE PROPOSED BLOCK PLAN

Scale	Drawn By	Checked	Date
-	DJN	WTH	07.01.25

Job No.	Drawing No.	Rev.
1198	35	-

A1 SHEET

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



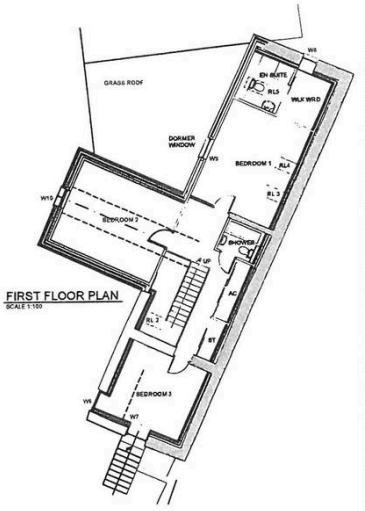
KEY

- PRINCIPAL ACCESS
- 00.00 + EXISTING LEVELS
- 00.00 + PROPOSED LEVELS
- SURFACE WATER DRAINAGE ROUTE
- FOUL DRAINAGE ROUTE
- APPLICATION SITE AREA
- HERRAS FENCE TO PROTECT TREE ROOST DURING WORKS
- ASH — RETAINED TREE'S
- REMOVED TREE
- BELOW GROUND CELLULAR ROOF WATER SOAKAWAY
- AIR SOURCE HEAT PUMP
- OUTDOOR BATTERY STORAGE
- CAR CHARGING POINT
- 360LTR ECOSURE BIO CITY WATER GARDEN

GROUND FLOOR PLAN

SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10m



FIRST FLOOR PLAN

SCALE 1:100

HPDM GENERAL NOTES

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Rev. Comments Date

Status: PLANNING APPLICATION

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

HARRIES
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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	Checked	Date
–	DJN	WTH	07.01.25

Job No.	Drawing No.	Rev.
1198	36	–

A1 SHEET

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

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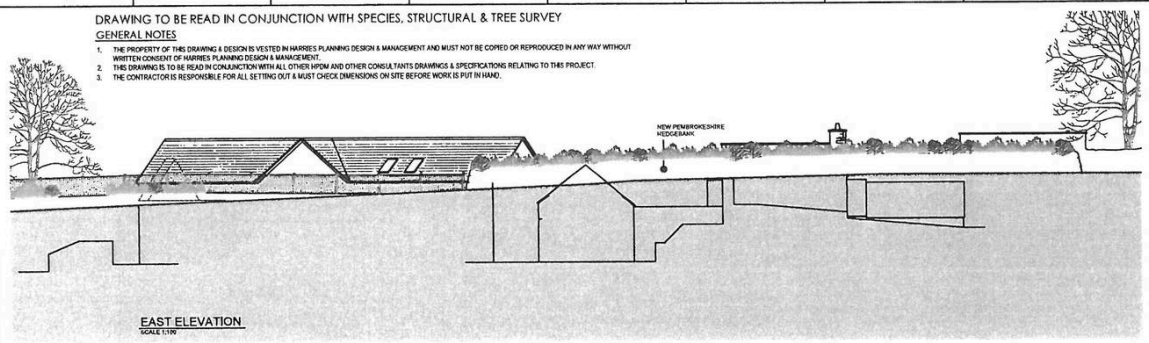
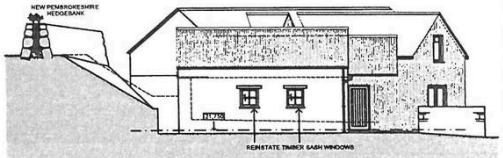
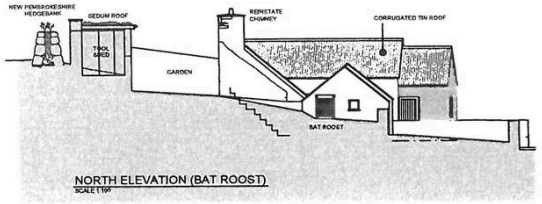


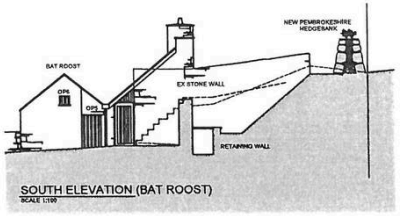
EAST ELEVATION
SCALE 1:100



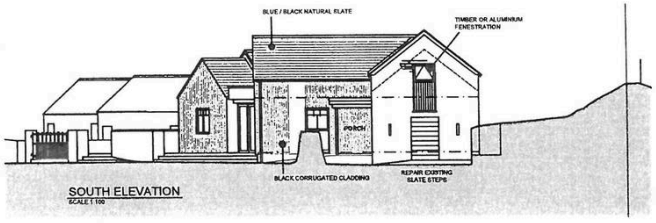
NORTH ELEVATION (PIG STY)
SCALE 1:100



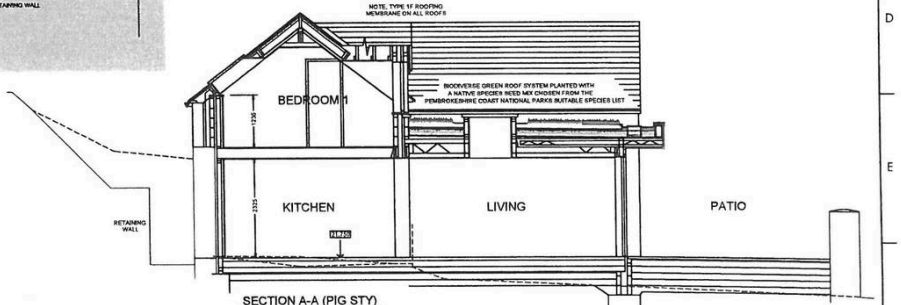
NORTH ELEVATION (BAT ROOST)
SCALE 1:100



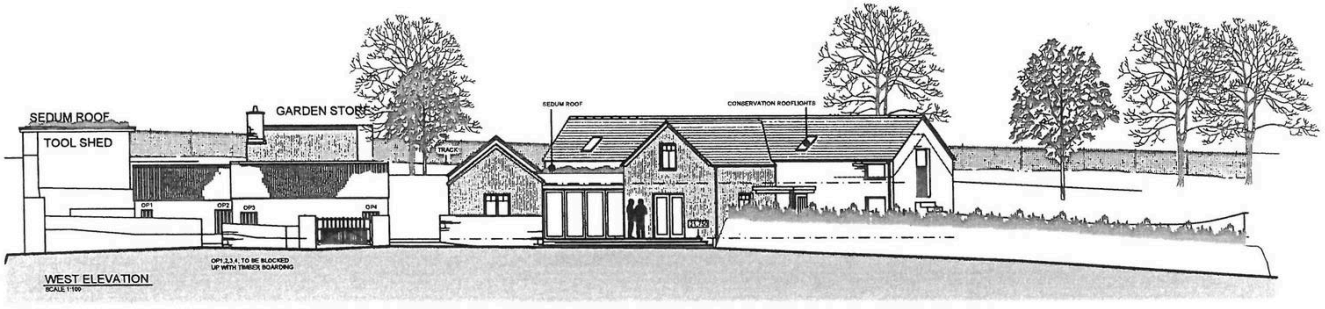
SOUTH ELEVATION (BAT ROOST)
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



SECTION A-A (PIG STY)
SCALE 1:50



WEST ELEVATION
SCALE 1:100

Rev.	Comments	Date
A	Additional Elevational views	29.07.25

Status: PLANNING APPLICATION

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

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

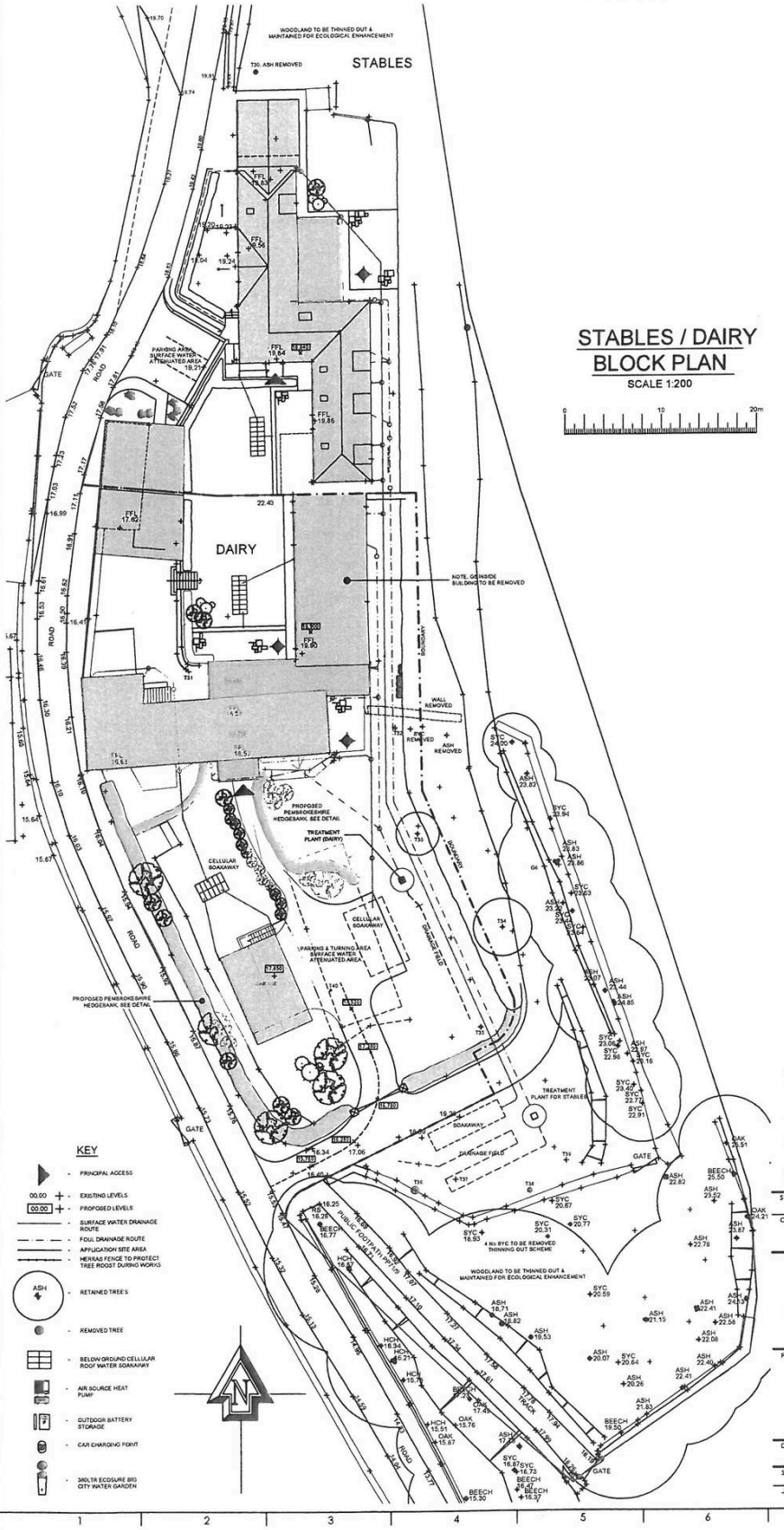
Drawing Title: PIG STY ELEVATIONS & SECTIONAL DETAILS

Scale	Drawn By	Checked	Date
–	DJN	WTH	07.01.25

Job No.	Drawing No.	Rev.
1198	37	A

A1 SHEET

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



STABLES / DAIRY BLOCK PLAN

SCALE 1:200

0 10 20m

KEY

- PRINCIPAL ACCESS
- 00.00 EXISTING LEVELS
- 00.00 PROPOSED LEVELS
- SURFACE WATER DRAINAGE ROUTE
- FOUL DRAINAGE ROUTE
- APPLICATION SITE AREA
- HERRAS FENCE TO PROTECT TREE ROOST DURING WORKS
- ASH RETAINED TREES
- REMOVED TREE
- BELOW GROUND CELLULAR ROOF WATER SOAKAWAY
- AIR SOURCE HEAT PUMP
- OUTDOOR BATTERY STORAGE
- CAR CHARGING POINT
- 380LTR ECOSURE BIG CITY WATER GARDEN

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Rev	Comments	Date
A	General Updates	01.07.25

Status: PLANNING APPLICATION

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

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Henllan, Eglwyswrw, 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 & DAIRY PROPOSED BLOCK PLAN

Scale	Drawn By	Checked	Date
-	DJN	WTH	07.01.25

Job No.	Drawing No.	Rev.
1198	41	A

A1 SHEET

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

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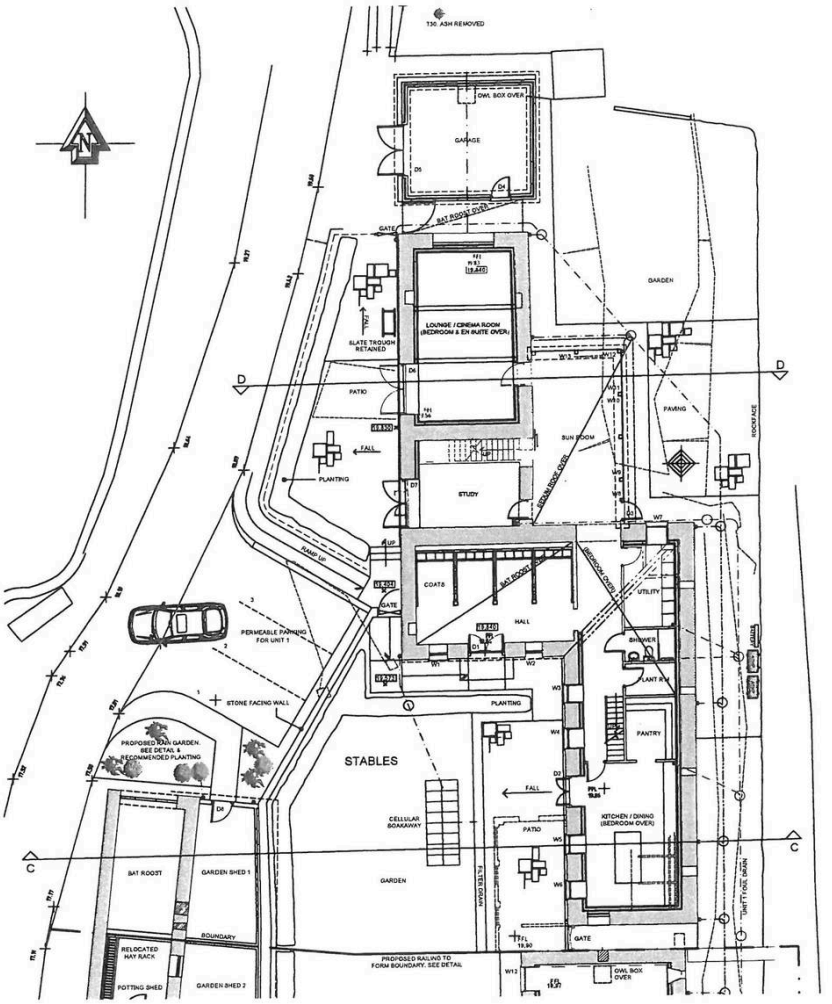
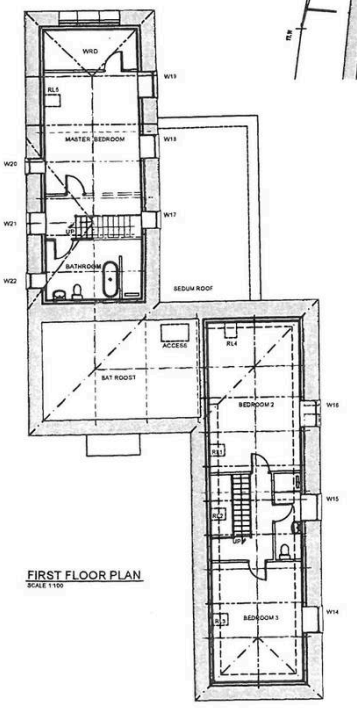
KEY

- PRINCIPAL ACCESS
- 00.00 + EXISTING LEVELS
- 00.00 + PROPOSED LEVELS
- SURFACE WATER DRAINAGE ROUTE
- FOUL DRAINAGE ROUTE
- APPLICATION SITE AREA
- HERRAS FENCE TO PROTECT TREE ROOST DURING WORKS
- ASH - RETAINED TREES
- REMOVED TREE
- BELOW GROUND CELLULAR ROOF WATER SOAKAWAY
- AIR SOURCE HEAT PUMP
- OUTDOOR BATTERY STORAGE
- CAR CHARGING POINT
- 3500LTR ECOSAVE BIO CITY WATER GARDEN
- STEEL ROOF STRUCTURE

GROUND FLOOR PLAN
SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10m





FIRST FLOOR PLAN
SCALE 1:100

Rev	Comments	Date
A	General Updates	01.07.25

Status: PLANNING APPLICATION

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

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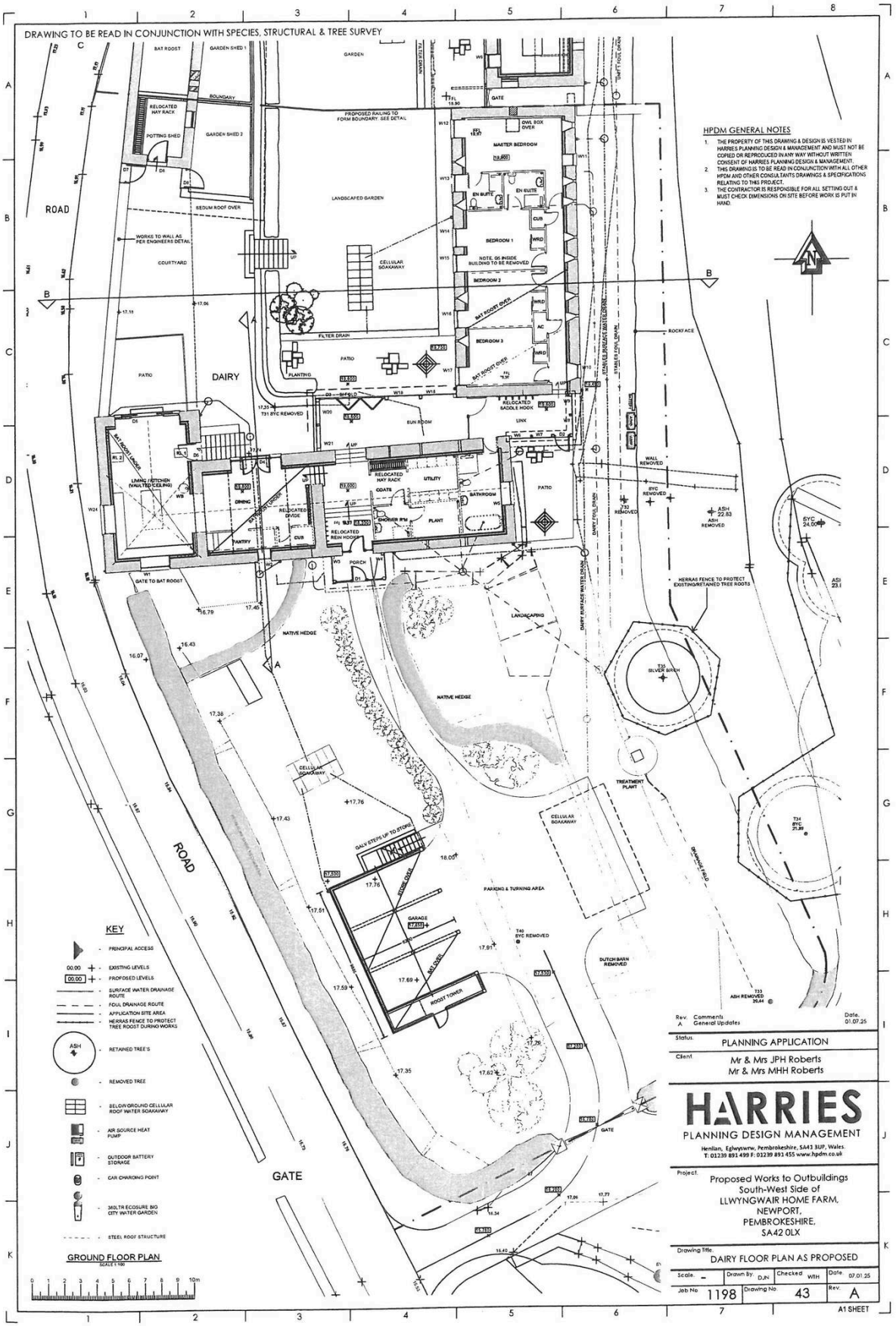
Project: Proposed Works to Outbuildings South-West Side of LLWYNGWAIR HOME FARM, NEWPORT, PEMBROKESHIRE, SA42 0LX

Drawing Title: STABLES FLOOR PLAN

Scale	Drawn By	Checked	Date
-	DJN	WH	07.01.25

Job No.	Drawing No.	Rev.
1198	42	A

A1 SHEET


DRAWING TO BE READ IN CONJUNCTION WITH SPECIES, STRUCTURAL & TREE SURVEY
HPDM GENERAL NOTES
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KEY
PRINCIPAL ACCESS
EXISTING LEVELS
PROPOSED LEVELS
SURFACE WATER DRAINAGE ROUTE
FOUL DRAINAGE ROUTE
APPLICATION SITE AREA
HERRAS FENCE TO PROTECT TREE ROOST DURING WORKS
RETAINED TREE'S
REMOVED TREE
BELOW GROUND CELLULAR ROOF WATER SOAKAWAY
AIR SOURCE HEAT PUMP
OUTDOOR BATTERY STORAGE
CAR CHARGING POINT
360LTR ECOSURE BIO CITY WATER GARDEN
STEEL ROOF STRUCTURE
GROUND FLOOR PLAN
SCALE 1:100
ROAD
DAIRY
GATE
PROPOSED RAILING TO FORM BOUNDARY. SEE DETAIL
LANDSCAPED GARDEN
COURTYARD
PARKING & TURNING AREA
NATIVE HEDGE
HERRAS FENCE TO PROTECT EXISTING/RETAINED TREE ROOTS
TREATMENT PLANT
CELLULAR SOAKAWAY
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
Henllan, Eglwyswrw, 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. DAIRY FLOOR PLAN AS PROPOSED
Scale. - Drawn By. DJN Checked WTH Date. 07.01.25
Job No. 1198 Drawing No. 43 Rev. A
A1 SHEET

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

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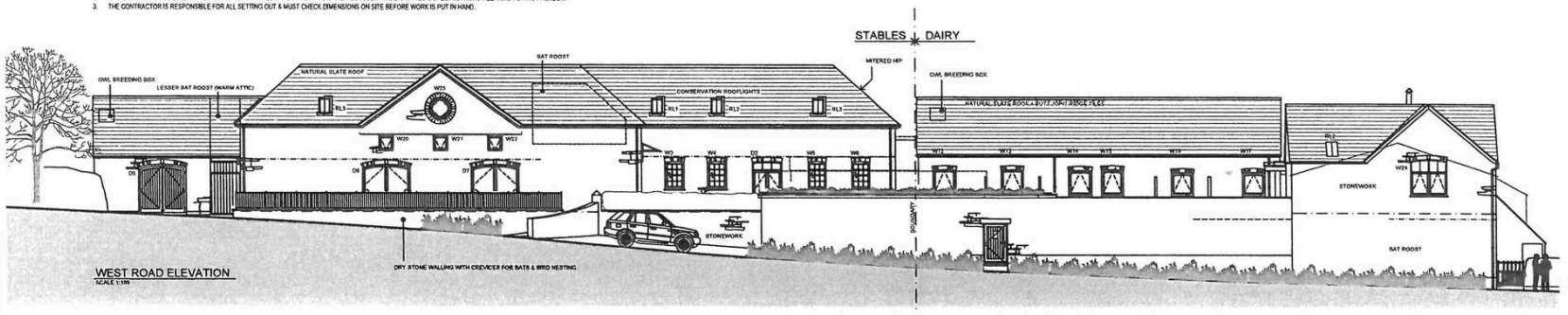
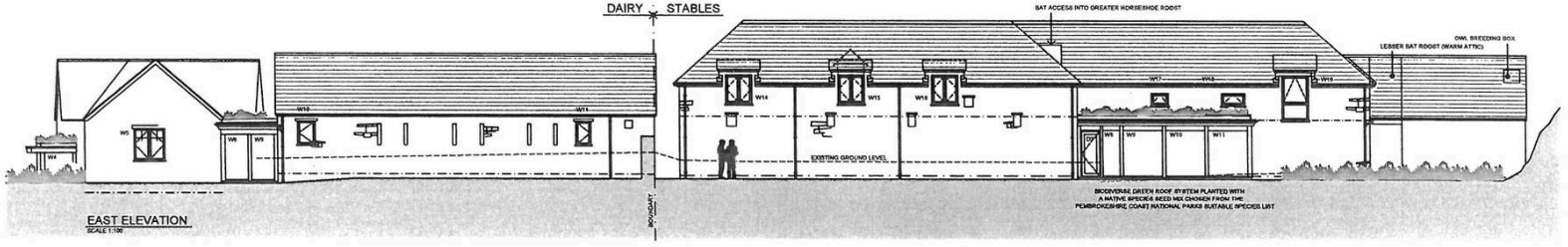
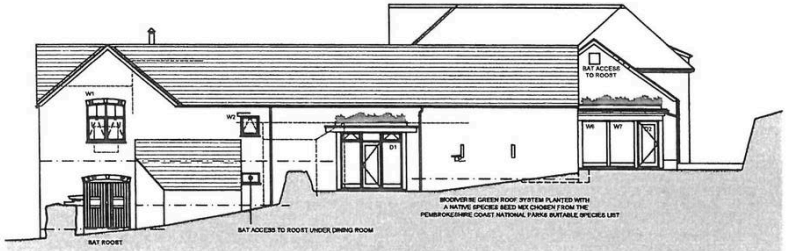


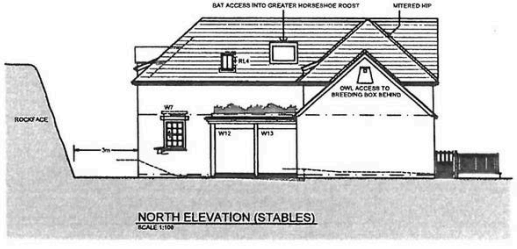
WEST ROAD ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION (STABLES)
SCALE 1:100

Rev.	Comments	Date
A	General Updates	01.07.25

Status: PLANNING APPLICATION

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

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

Drawing Title: STABLES & DAIRY ELEVATIONS AS PROPOSED

Scale	Drawn By	Checked	Date
–	DJN	WTH	07.01.25

Job No.	Drawing No.	Rev.
1198	44	A

A1 SHEET

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

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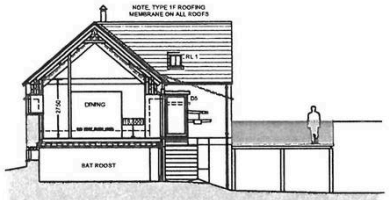
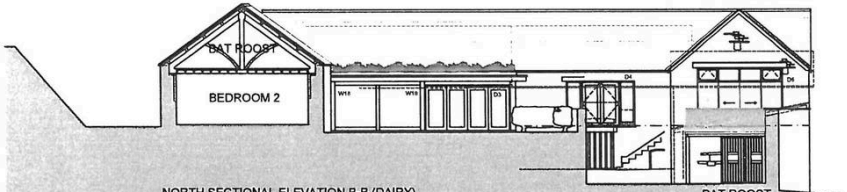
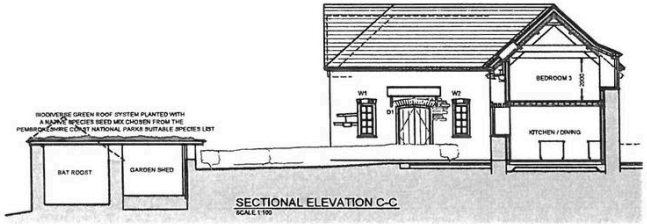


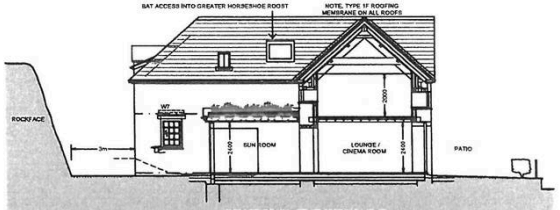
SECTIONAL ELEVATION A-A
SCALE 1:100



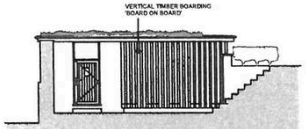
NORTH SECTIONAL ELEVATION B-B (DAIRY)
SCALE 1:100



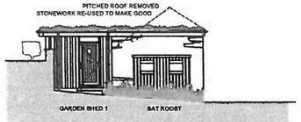
SECTIONAL ELEVATION C-C
SCALE 1:100



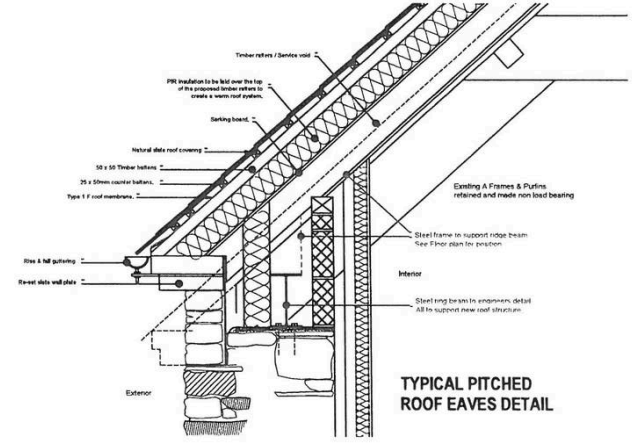
SECTIONAL ELEVATION D-D
SCALE 1:100



SOUTH ELEVATION (DAIRY GARDEN STORE)
SCALE 1:100



NORTH ELEVATION (STABLES GARDEN STORE)
SCALE 1:100



TYPICAL PITCHED ROOF EAVES DETAIL

Rev.	Comments	Date
A	General Updates	01.07.25

Status: PLANNING APPLICATION

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

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

Drawing Title: STABLES & DAIRY SECTIONAL DETAILS

Scale	Drawn By	Checked	Date
–	DJN	WTH	07.01.25

Job No.	Drawing No.	Rev.
1198	45	A

A1 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

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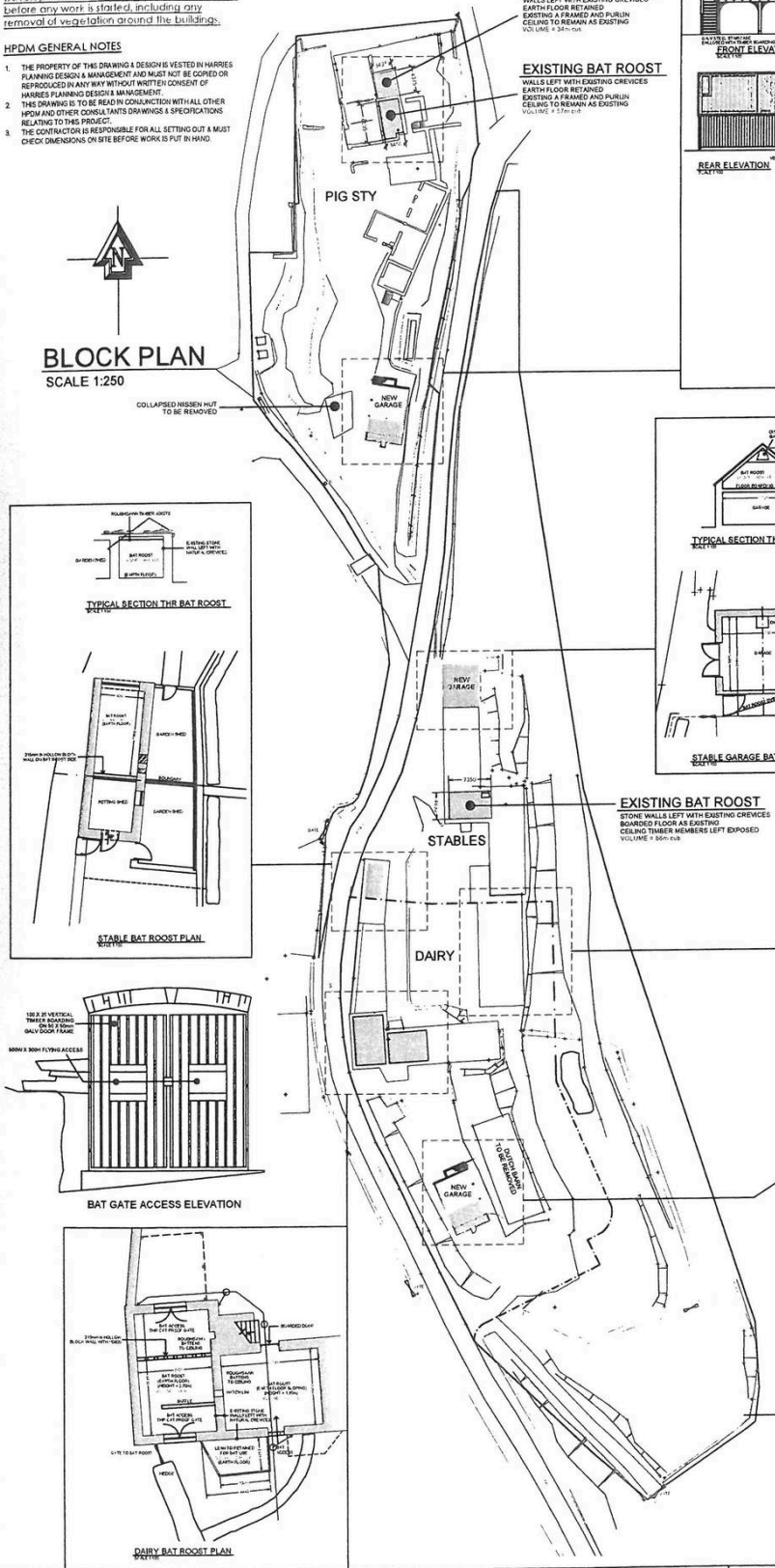
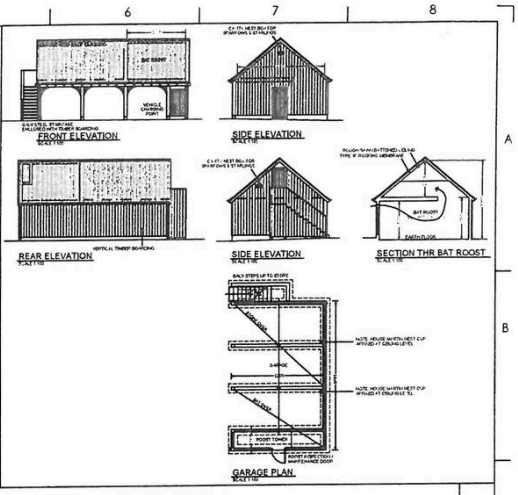
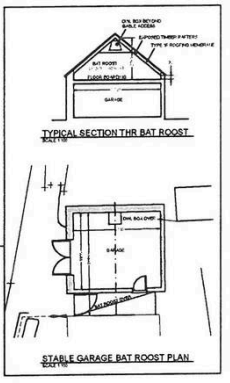
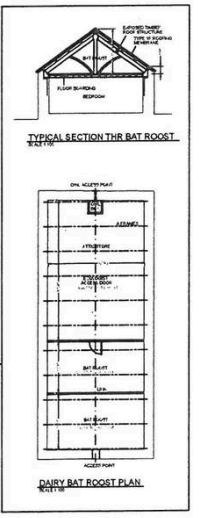
BLOCK PLAN
SCALE 1:250









Rev.	Comments	Date
A	General Updates	01.07.25
B	Additional Info	16.07.25
C	Additional Info	18.07.25

Status: PLANNING APPLICATION

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

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

Drawing Title: BAT ROOST & OWL BOX DETAILS

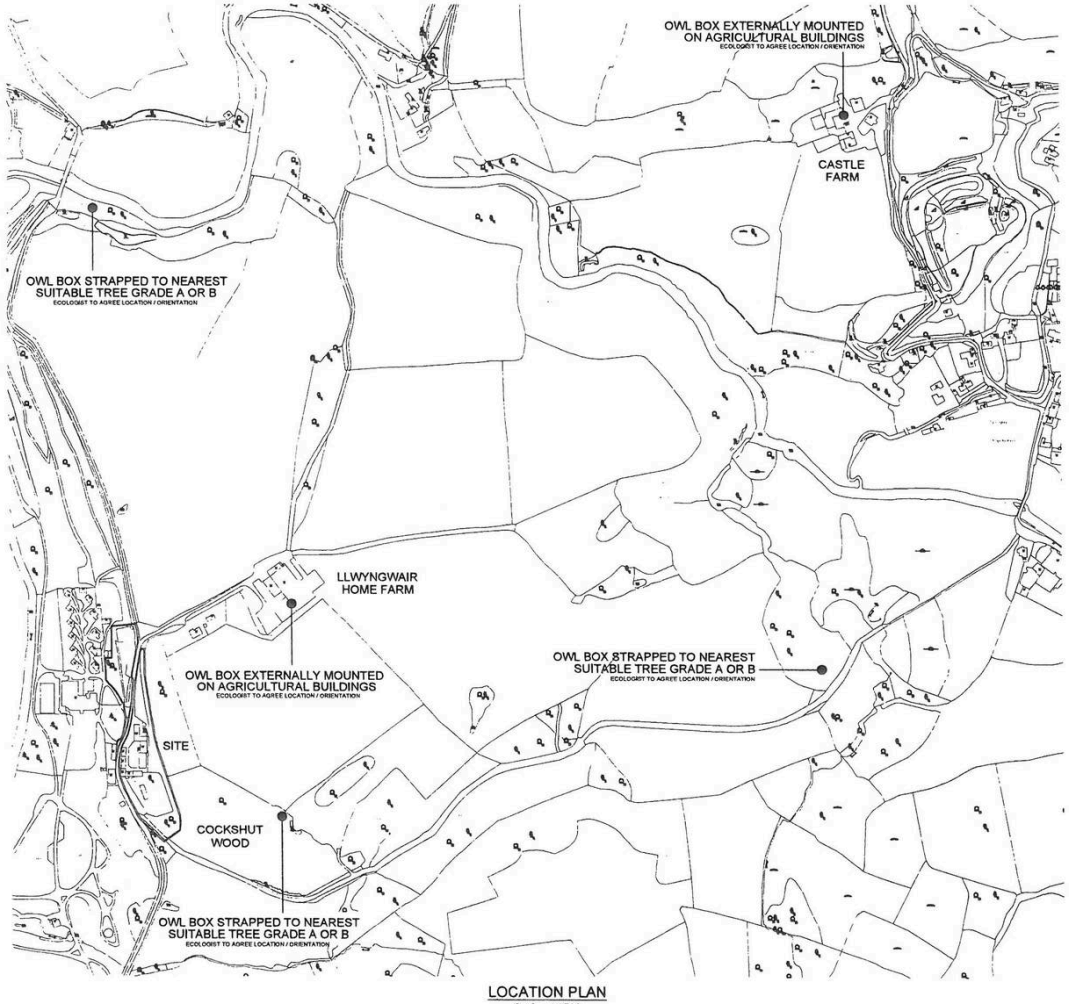
Scale	Drawn By	Checked	Date
-	DJN	WTH	26.07.24

Job No.	Drawing No.	Rev.
1198	54	C

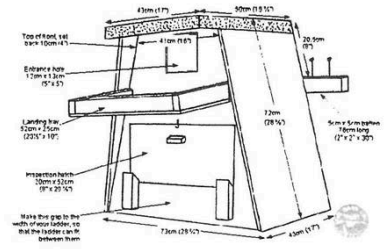
A0 SHEET

DRAWING TO BE READ IN CONJUNCTION WITH SPECIES SURVEY

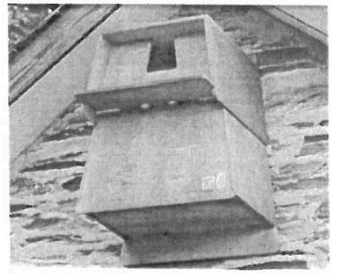
NOTE. THE LOCATION OF THE OFFSITE BOXES MAY BE SUBJECT TO SIGNIFICANT VARIATION FROM THE PROPOSED PLAN, PENDING SITE INSPECTIONS BY THE ECOLOGIST.



LOCATION PLAN
Scale - 1:2500



BARN OWL BOX
LOCATED AT LLWYNGWAIR HOME FARM & CASTLE FARM



TREE MOUNTED OWL BOX
OWL BOX TO BE CONSTRUCTED WITH EXTERIOR GRADE CEMENT-FIBRE BOARDS OR LOW-GRADE ACCOYA TIMBER, ON TREE OF AT LEAST 3.5M HEIGHT.

GENERAL NOTES

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Rev. Comments. Date.

Status: PLANNING APPLICATION

Client: Mr & Mrs JPH Roberts
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Project: Proposed Works to Outbuildings South-West Side of LLWYNGWAIR HOME FARM, NEWPORT, PEMBROKESHIRE, SA42 0LX

Drawing Title: OFFSITE OWL MITIGATION

Scale	Drawn By	Checked	Date
–	DJN	WTH	07.01.25

Job No.	Drawing No.	Rev
1198	55	–

A1 SHEET

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

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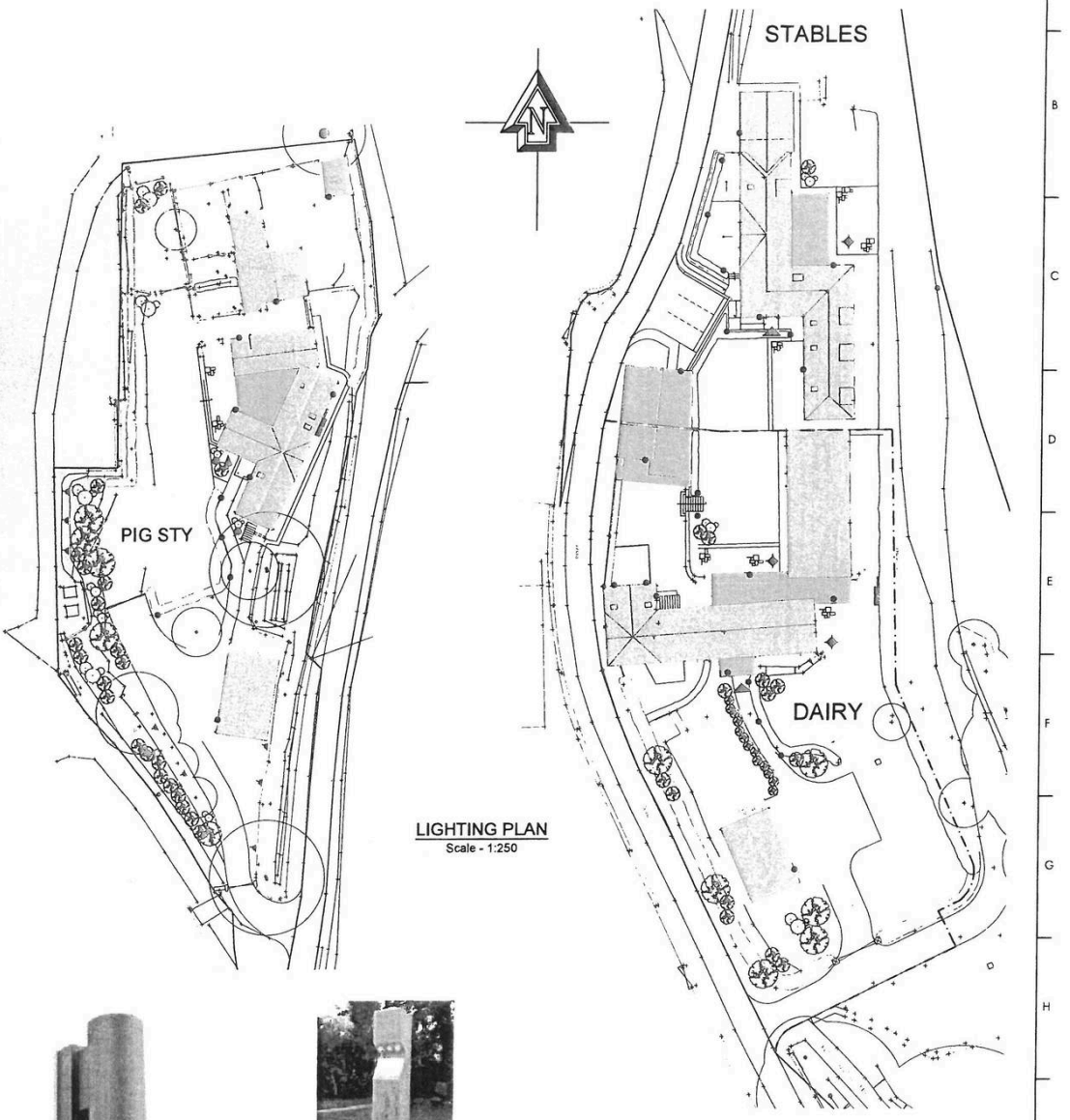
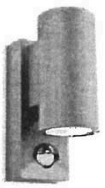


LIGHTING PLAN
Scale - 1:250



WALL LIGHT DETAIL
- DOWNWARD POINTING TO AVOID UP SPILL LEADING TO ADDITIONAL LIGHT POLLUTION
-DIRECTED AWAY FROM LINEAR FEATURES IN THE IMMEDIATE HABITAT
-SHOULD LOW LV AND NOT EXCEED 600lm 800 LUMENS
-FUTURE LIGHT REPLACEMENT WILL BE LIKE FOR LIKE
- LIGHTS WILL BE INSTALLED NO MORE THAN 2m ABOVE GROUND LEVEL
- LIGHT TO INCLUDE BUILT IN PIR SENSOR

SEE PLAN FOR LOCATION

LOW LEVEL LIGHT DETAIL
- LOW LEVEL DOWNWARD POINTING
-DIRECTED AWAY FROM LINEAR FEATURES IN THE IMMEDIATE HABITAT
-SHOULD LOW LV AND NOT EXCEED 600lm 800 LUMENS
-FUTURE LIGHT REPLACEMENT WILL BE LIKE FOR LIKE
- LIGHTS WILL BE INSTALLED NO MORE THAN 800mm ABOVE GROUND LEVEL
- LIGHT TO INCLUDE BUILT IN PIR SENSOR

SEE PLAN FOR LOCATION

Rev	Comments	Date
A	General Updates	01.07.25

Status: PLANNING APPLICATION

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

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South-West Side of
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SA42 0LX

Drawing Title: EXTERNAL LIGHTING PLAN

Scale: -	Drawn By: DJN	Checked: WTH	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