



'CGI of consented scheme'

Consented Prime Residential Development Opportunity

1 Warren Street
Tenby
SA70 7JR

EXECUTIVE SUMMARY

- Rare residential development opportunity in the heart of Tenby, one of Wales's most popular seaside destinations.
- The property is located in a central position in Tenby's town centre, opposite the historic town wall, and is approximately 100 m from North Beach and the Harbour.
- 0.31 acre site (0.13 ha). There is currently a 14,566 sq ft building on the site.
- Unique opportunity to benefit from full planning and sustainable drainage approval (SAB) significantly accelerating the deliverability for 34 apartments and 1 commercial unit (including 4 affordable housing units).
- Freehold.
- For sale with vacant possession.



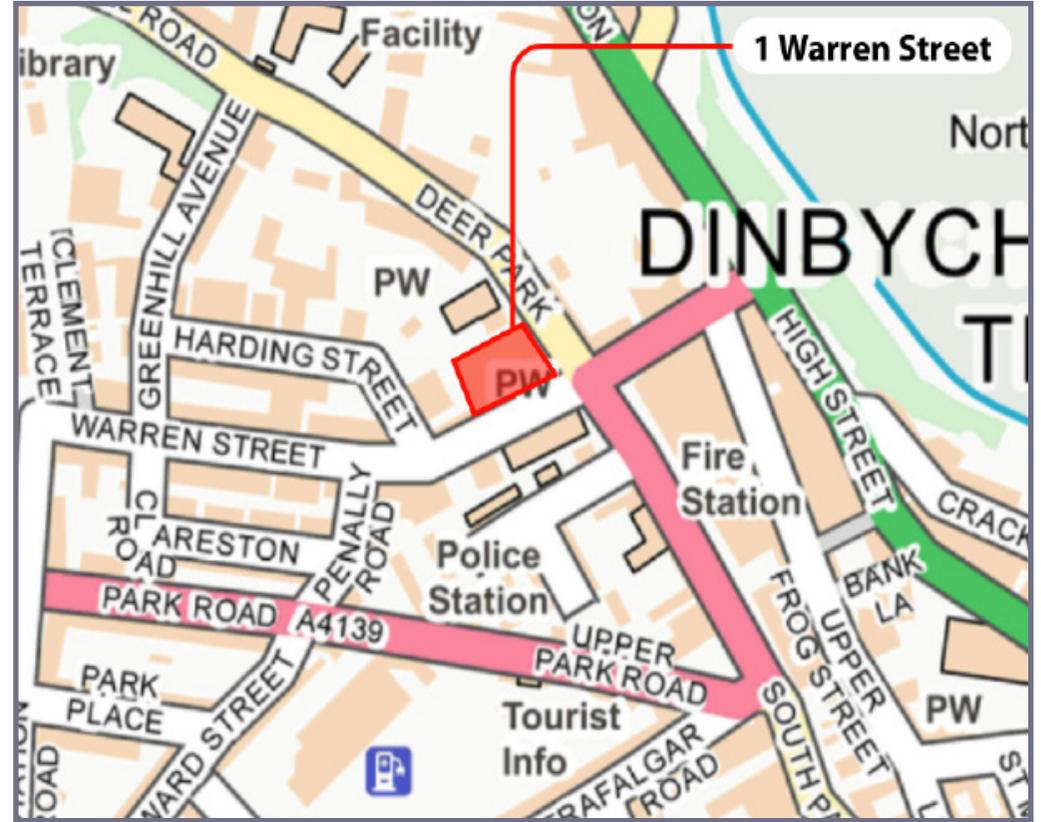
LOCATION

Tenby is an extremely attractive walled harbourside town in Pembrokeshire, located on the western side of Carmarthen Bay. It is one of Wales's most popular holiday destinations, with a resident population of 4,090 (2021 Census) that is estimated to increase to around 50,000 during the summer months (Tenby Town Council).

The town is well connected to major road networks, including the A40 and the A477, providing easy access to nearby towns and cities. Public transport links are also strong, with the site located approximately 100 metres from Upper Park Road bus station and 230 metres from the train station.

With its picturesque harbour and sandy beaches along the historic Pembrokeshire coastline, the town forms part of the Pembrokeshire Coast National Park. The park offers a remarkable variety of outstanding landscapes, including the well-established Pembrokeshire Coast Path.

An established cultural and heritage framework gives Tenby town its sense of identity, supported by its museum, historic buildings and cultural centre.



SITUATION

The site is situated in a prime position close to the heart of Tenby town centre, on the corner of Warren Street and South Parade and opposite the junction of White Lion Street and South Parade.

Tenby North Beach and Tenby Harbour are both within close walking distance of the site, located c. 0.3 miles away and accessed via White Lion Street.

The site is situated in close proximity to Tenby High Street, approximately 0.2 miles walking distance. The High Street offers key amenities such as Boots, Tesco Express and HSBC.

SITE DESCRIPTION

The site extends to approximately 0.31 acres (0.13 ha) which was previously the former Royal Mail Post and Delivery Office premises.

The current site is made up of a single storey Post Office element at the south of the site, with a larger delivery depot/offices occupying the remainder of the site. The property extends to a total area of 14,566 sq ft.

Vehicular access is currently provided via Warren Street on the south side of the site, and South Parade on the east side of the site.

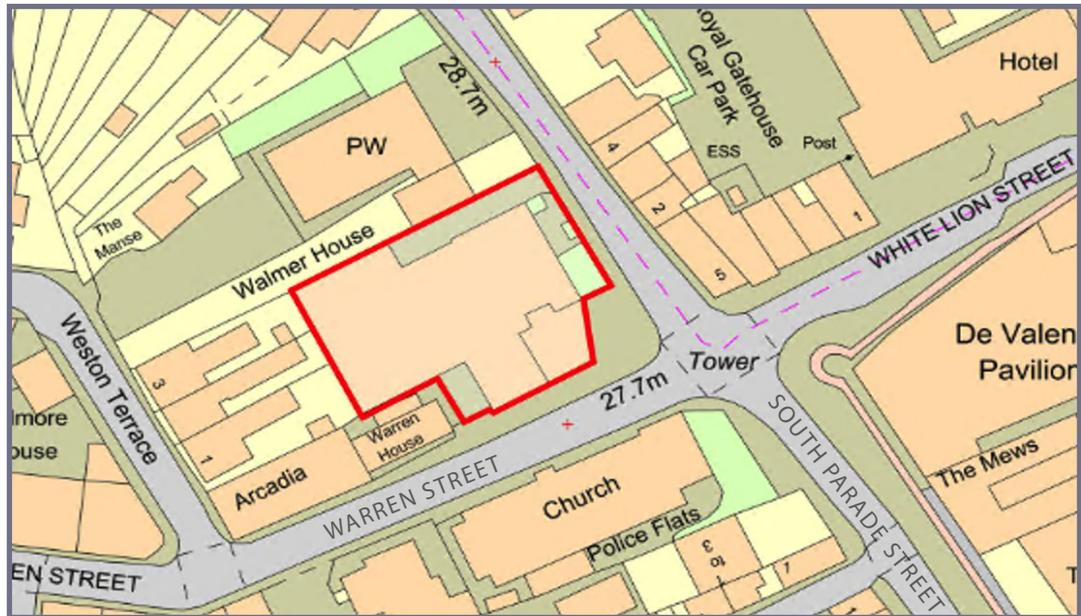
There is a variety of town centre uses nearby, including retail, service and leisure.

EPC

The existing buildings have an EPC rating of D.

VAT

The property is elected for VAT.





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PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

The site has full planning consent (NP/21/0593/FUL) granted 7th March 2024 for the erection of a mixed use development incorporating a four storey residential apartment building with ground floor commercial space and a two-storey rear mews building with on site car parking. SAB consent has also been secured for the site confirming that the proposed development drainage system meets the required statutory Sustainable Drainage standards. The consent is valid for 5 years before it must be implemented.

The proposed redevelopment will deliver 34 residential apartments, split between 2 different blocks with an inner courtyard, which will be served with 10 car parking spaces, cycle storage and an amenity terrace.

The consented development comprises of;

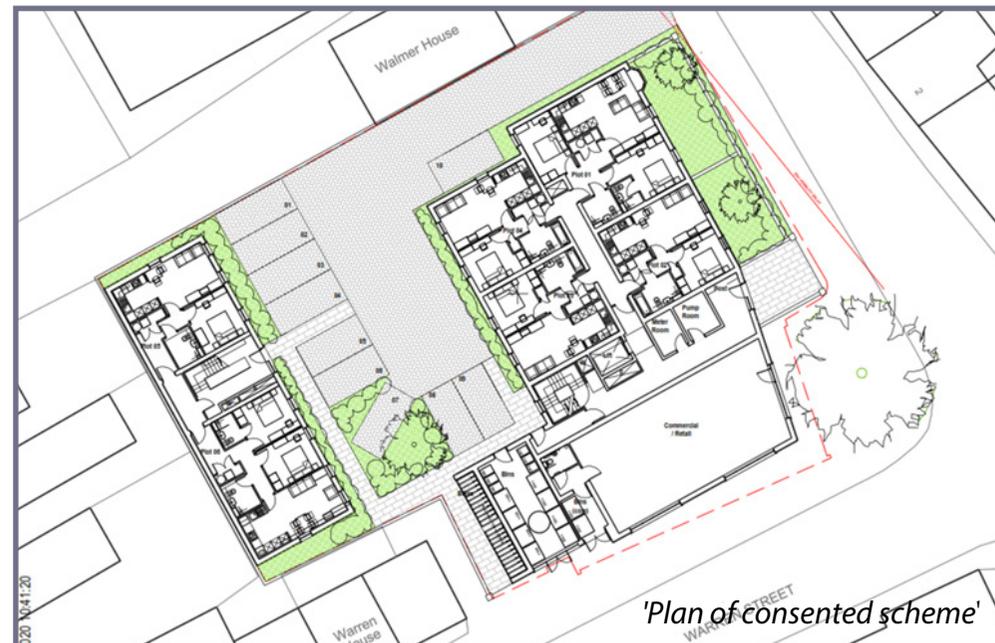
- 23 x 1 bed units and 11 x 2 bed units.
- 110 sqm commercial space (A1/A2/A3 and D2 Use Class).

The conditions attached to the planning consent:

- The proposed development must provide 4 affordable housing units, to be transferred to a registered social landlord for Social Rent.
- The use of the development's private units will be restricted, with 23 units restricted to Class C3 only, and the remaining 7 to be used for Classes C3, C5 or C6

PROPOSED ACCOMMODATION SCHEDULE

Accommodation	No. of Units	Range of Unit Sizes	Range of Unit Sizes
1 Bed/ 2 Person Apartments	23	48 - 56 sq m	518 - 602 sq ft
2 Bed/ 4 Person Apartments	11	70 - 81 sq m	751 - 867 sq ft
Commercial Unit	1	110 sq m	1,184 sq ft
Total Accommodation		2,065 sq m	22,209 sq ft



ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

DATA ROOM

Further information relating to the site and proposed development can be found in the Data room, access can be provided upon request to the sole selling agents. Documents provided are title information, CGIs, SAB consent, proposed floor plans, VAT, EPC, and planning documentation.

VIEWINGS

Please contact the sole selling agents to arrange an inspection of the site.

TERMS

Unconditional Offers are invited for the Freehold Interest.

FURTHER INFORMATION

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On the instruction of TTT

