

FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

On the Instructions of
Pembrokeshire Council



FORMER COUNTY LIBRARY AND LAND **DEW STREET** HAVERFORDWEST PEMBROKESHIRE SA61 1ST

Site Area c.3.3 acres (1.33 ha)

Development Opportunity

Town centre location

Expressions of interest invited by Friday 8th January 2021

www.dewstreetdevelopmentsite.com



LOCATION

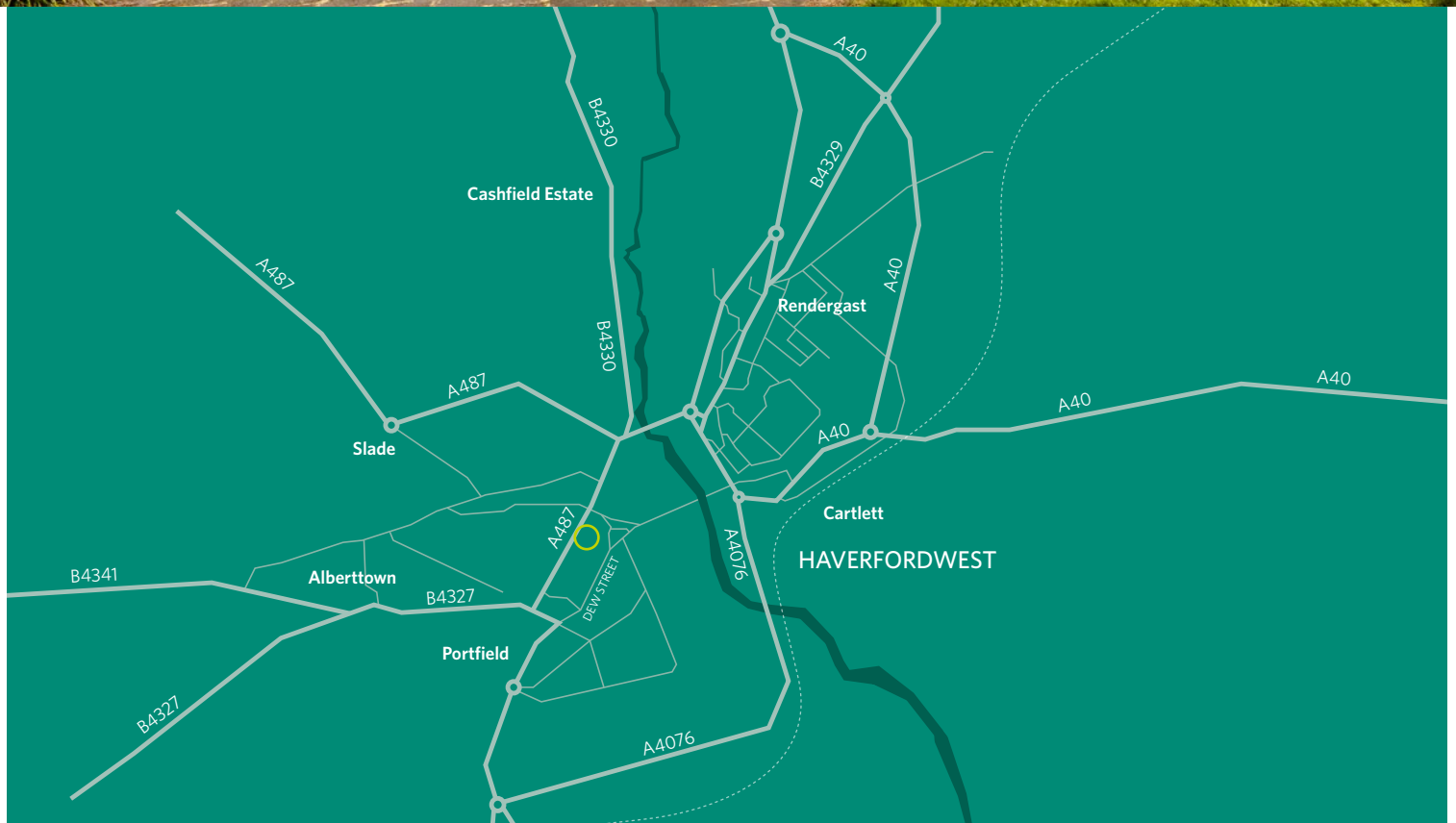
01

The site is located within the market town of Haverfordwest, North of the main retail core, but having convenient access onto the A40 dual carriageway East towards Carmarthen and North towards Fishguard and A4076

The site fronts Dew Street on its Eastern Boundary which provides the current access to the site from the adopted highway. The property is located within a mixed use area that provides a variety of commercial, retail, residential and license premises.

Haverfordwest lies towards the centre of the county of Pembrokeshire, approximately 30 miles West of Carmarthen and 10 miles North of Pembroke.

The site forms part of a wider Town Centre regeneration Masterplan which includes a number of exciting new major retail, food & drink and events projects



DESCRIPTION

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The Site

The property is a site of 3.3 acres currently developed to accommodate:

A part 5 storey part 3 storey brick built flat roof construction former County Library building (vacated in 2012);

Single storey brick construction building used as the temporary Haverfordwest Library;

A 2 storey brick construction building currently used as a Community Learning Centre;

Site of former swimming pool (now demolished), tarmacadam laid Public Car Park, and a small area of woodland adjoining Barn Street.

The site is sloping from south, east and west sides to the centre

The site currently lies within the Haverfordwest Town Centre boundary and is also situated within the Haverfordwest Settlement Boundary and Conservation Area.

There is a work of art on the frontage of the former library building. This needs to be retained in any development.







PLANNING

The relevant planning policy for the area is set out in the Pembrokeshire Local Development Plan. **Click here to link.**

We recommend that interested parties rely on their own planning enquires and form their assessment of the nature and scale of development that could be achieved at the site.

UTILITIES

No enquiries have been made with utility companies regarding the supply or capacity of mains services.

DATA ROOM

A technical information pack has been prepared and is available to interested parties via a dedicated secure website.

www.dewstreetdevelopmentsite.com

All parties requiring access to the Data Room will need to obtain registration and password information, which is available via the sole agent. The following files are held in the Data Room:

Topographical Survey

Legal - Transfer plan & Title plans

Ecology

Arboriculture

Surveys - Utilities plans

Asbestos survey

EPC

Floor plans



METHOD OF SALE

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We are instructed to seek expressions of interest by 8th January 2021 for this property. Offers are to include overage and clawback terms, which will be payable on the grant of satisfactory planning permission for alternative higher value uses to the intended use.

All proposals should include details of the proposed scheme and anticipated timescale for submitting a planning application.

VAT

VAT will not be charged on the sale of the property.

LEGAL COSTS

Each party will bear their own legal and professional fees.

VIEWINGS

If permitted, there will be two open days held at the premise in November. If regulations do not permit this then a video walk through will be prepared and held in the data room.

Further Information & Viewings

Strictly by appointment only via the sole selling agent:



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