

Land at Llanion Hill

Cleddau Bridge Business Park, Pembroke Dock, SA72 6UJ

BP2

Commercial Property
& Development Land



FOR SALE

2.53 TO 5.35 ACRES
(1.02 TO 2.17 HECTARES)

PRICE ON APPLICATION

Prime Commercial
Development Land situated
in a strategic location to the
East of Pembroke Dock

- Freehold Development Opportunity
- Strategic location with easy access to the A477
- Adjacent to the Bridge Innovation Centre
- Allocated in the Development Plan as an employment site within B1/B2/B8 uses

Summary

Available Size	2.53 to 5.35 Acres
Price	Price on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

On behalf of Welsh Government, we are instructed to offer for sale sites C2 & C3 at Llanion Hill, Pembroke Dock.

The site comprises two development plots extending to a combined total of 5.35 acres (2.16 ha). Each plot offers level, open land suitable for a range of commercial developments, subject to the necessary planning consents.

Location

Llanion Hill is prominently located close to Pembroke Dock town centre and the Port of Pembroke. The area benefits from excellent transport links via the A477, connecting to Carmarthen and the M4 corridor beyond. Local amenities, schools, and retail are all within easy reach.

Planning

The sites are allocated in the Development Plan as an employment site within B1/B2/B8 uses. Prospective purchasers should make their own enquiries of the local planning authority regarding their intended use.

Please note, there will be an obligation on any purchaser/developer to comply with the Welsh Government Sustainable Buildings Policy and to the required BREEAM rating for any new building.

Services

We understand mains services are available in the vicinity. Interested parties should satisfy themselves as to the availability and capacity of services to the site.

Tenure

The Freehold Interest in the sites is available For Sale - Title number WA713446. Please enquire for quoting terms.

Video

- Promotional Video - <https://pixies.et/BPTwEKpf>



Viewing & Further Information



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