



FOR SALE

PRICE ON APPLICATION

Prime Coastal Residential Development Opportunity

- Popular Affluent Tourist Village
- Coastal Location
- Edge of Settlement
- Opportunity to Acquire Further Land

Summary

Price	Price on application
EPC Rating	EPC exempt - No building present

Description

A Rare Opportunity to acquire a prime residential development site in Newport, Pembrokeshire.

The site is within settlement limits and has an initial allocation for 15 dwellings.

There is an opportunity to acquire a further adjoining development site of approx. 1.09 Acres in the same ownership. This additional land is outside settlement limits but has been included within a formal pre-application submission.

This application, along with the response, is included within the Technical Pack.

Location

The popular Coastal village of Newport is situated on the North Pembrokeshire Coast, some 12 miles South of Cardigan and 7 mile North of Fishguard, both along the A487.

This affluent village is popular with tourists and holidaymakers, with its beaches and sailing being major attractions. It has a Golf Course, and its location on the Pembrokeshire Coastal Path allied to the access to the surrounding countryside make it a popular destination for walkers.

A range of local businesses and hostelrys provide a wide range of local amenities within the village.

Specification

A site of 1.31 Acres in total, located on the Eastern fringe of the settlement. Access is provided from Feidr Pen-y-Bont which in turn has direct access from the A487.

An undeveloped site which is currently in agricultural use, having a generally level aspect and abutting the open countryside.

The centre of the Village is within easy walking distance, and excellent access is provided to the beaches, golf course and coastal path.

There is an opportunity to acquire a further adjoining development site of approx. 1.09 Acres in the same ownership. This additional land is outside settlement limits but has been included within a formal pre-application submission. This application, along with the response, is included within the Technical Pack.

For clarity, referring to the site location plan (available as a download), the site which was submitted for pre-application is edged red. The allocated site being sold is highlighted yellow within that boundary. The additional land is hatched red but not highlighted.

Viewings

For further information, or if you would like to arrange a viewing, please contact us.

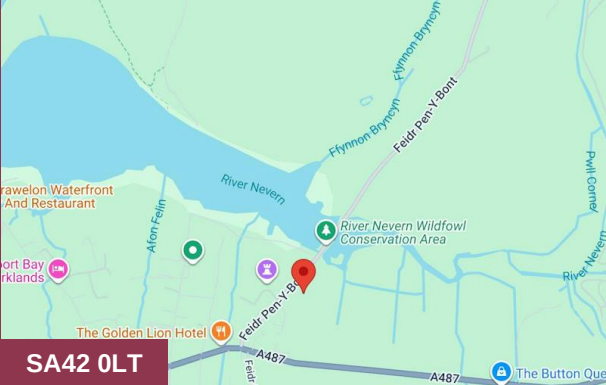
Terms

The Freehold interest is available with vacant possession.

Price and Structure of the transaction can be discussed in detail upon application with the joint agents.

Planning

A pre-application has been made for the development of 26 dwellings, which included areas of the site both within and outside Settlement Limits, as defined by the LDP.



Viewing & Further Information

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For clarity, the pre-application was made for both parcels of land.

The full application and pre-app response is available within the Technical Pack, and the feedback is summarised below:

- 15 Units have been allocated within the LDP which relates to the site being offered for sale.
- There is to be an agreed affordable housing allocation within any development.
- The Site has doormouse activity nearby so a buffer zone will be required
- As the site is within a registered historic landscape, there is likely to be an express requirement for a detailed scheme within any planning application.

