

Development Sites at Llanion Hill

Pembroke Dock, SA72 6UJ

BP2

Commercial Property
& Development Land



FOR SALE

1.20 TO 5.30 ACRES
(0.49 TO 2.14 HECTARES)

PRICE ON APPLICATION

- Prime Celtic Freeport Location
- Development Plots offering a range of sizes
- Inward Investment Support Available

3 Development sites located within the designated Celtic Freeport area at Pembroke Dock.

Summary

Available Size	1.20 to 5.30 Acres
Price	Price on application
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Situated within the designated Celtic Freeport area at Pembroke Dock, these sites benefit from a range of Freeport incentives - creating a highly attractive location for occupiers and investors alike.

The Freeport status offers enhanced reliefs and potential inward investment support, helping to bridge cost/value gaps and encourage sustainable development. Further information is available at www.celticfreeport.wales

Location

The sites are located within the Cleddau Reach Business Park with direct access from the main estate road.

Pembroke Dock is served by the A477 trunk road which runs from the A40 at St. Clears and over the Cleddau Bridge toward Haverfordwest.

It has a ferry terminal from which ferries sail twice-daily to Rosslare in Ireland. There is also a deep water cargo port (Pembroke Port) adjacent to the ferry terminal which is operated by the Port of Milford Haven. Pembroke Dock railway station connects with Carmarthen and onward to London and Manchester via Tenby.

Nearby occupiers include Altrad, Techno & Ledwood Engineering.

Accommodation

3 Development plots are available offering a range of sizes.

Description	Building Type	Size	Availability
Site A	Development Land	2 Acres	Available
Site B	Development Land	2.10 Acres	Available
Site C	Development Land	1.20 Acres	Available

Planning

The land is identified for development within the local plan under B1/B2/B8 uses. Prospective purchasers should make their own enquiries of the local planning authority regarding their intended use.

Services

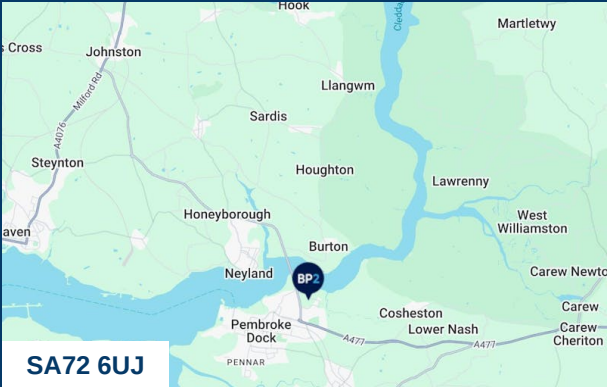
We understand mains services are available in the vicinity. Interested parties should satisfy themselves as to the availability and capacity of services to the site.

Tenure

Long Leasehold interest in the sites is available For Sale - Further detail upon enquiry.

Video

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



Viewing & Further Information



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