



Strategic Site of Circa 12.76 Ha (31.54 Acres)

Maesgwynne Farm
Fishguard
Pembrokeshire

SA65 9PR

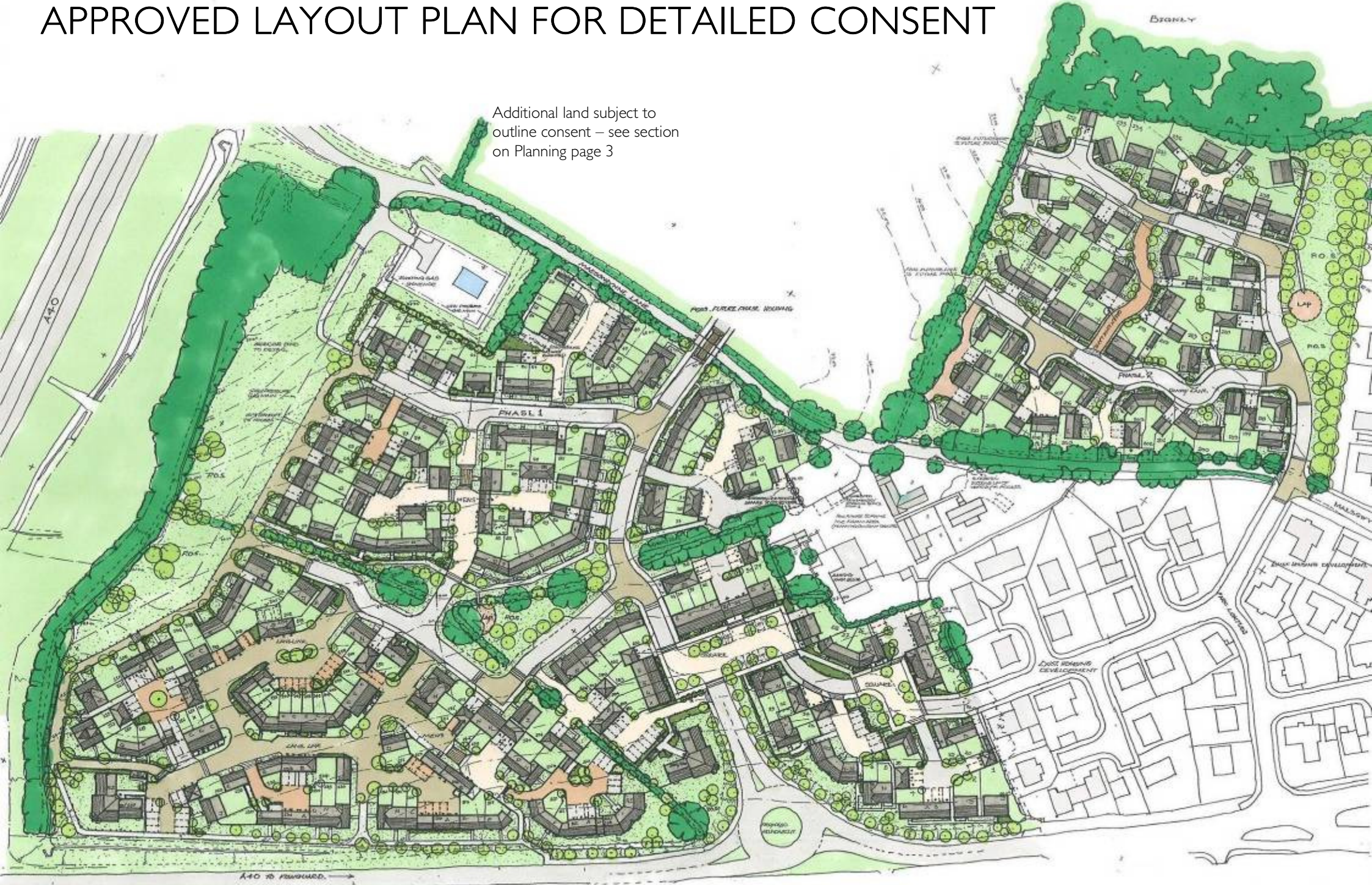
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APPROVED LAYOUT PLAN FOR DETAILED CONSENT

Additional land subject to outline consent – see section on Planning page 3



LOCATION

Fishguard is a pretty town and strategic commercial port located on the South West Coast of Wales situated approximately 15 miles west of the County Town of Haverfordwest and some 44 miles from of Cardigan. In the 2001 census the town had a resident population of some 3,193 persons and a catchment population of circa 13,497 persons.

Fishguard is a principal terminal for Stena Line with regular services to Rosslare and in 2007 approximately 597,000 passengers travelled through Fishguard Port. Statistics for 2006 show a freight handling in the region of 600,000 tonnes (DFT Maritime Statistics). Road links to the port have been considerably improved with the construction of the new bypass taking all freight and port traffic away from Fishguard Town Centre. The M4 Motorway is located approximately 58 miles to the east and links directly with the A40 which is a dual carriageway towards Fishguard well beyond Carmarthen. There is a mainline rail station at the port providing regular rail travel across the network and a fastest journey time to London Paddington of 5 hours.

The site itself is prominently located on the outskirts of the town bordering both the ferry terminal bypass and the main road to the town centre

DESCRIPTION

The site is a green field site of approximately 12.76 Ha (31.54 acres). It is currently farmed as pasture and grazing land. The site is bisected by Maesgwynne Lane and bordered by hedgerows. The land slopes gradually from North to South and benefits from an elevated position affording panoramic views, including a westward aspect towards the coast and the sea beyond.

Access to the site is currently via Maesgwynne Lane and Maesgwynne Farm. The approved consent provides for a new roundabout and access off the main road into town. This is shown on the approved layout plan within this brochure.

PLANNING

The entire site is shown on the plan opposite. This whole area has been granted Outline Consent on 17th October 2011 for residential development under Application Number 07/1454/PA. The Local Authority consent is subject to a Section 106 agreement. The Section 106 includes provision for a commuted sum of £32,850 to be paid to the Council for Phase 1 as a contribution toward Fishguard bus services. The Agreement allows for a second payment of £25,000 toward upgrading footpaths and a commuted sum of £2,080 towards waste management. The foregoing will be triggered when 50 dwellings or more are occupied. A further sum of £25,000 will be due upon 19 dwellings of Phase 2 becoming occupied. Further details are available upon request.

DETAILED PLANNING CONSENT has been granted on a smaller area of circa 8.09 hectares (20 acres) under ref 08/0829/PA. It should be noted that there are minimal Section 106 requirements with this consent and **no allocation of affordable housing**. The approved layout plan for this scheme is shown opposite.

LOCAL AUTHORITY

Pembrokeshire Council, County Hall, Haverfordwest, Pembrokeshire, SA1 1TP, Tel: 01437 764551

TENURE

Freehold.

EXPRESSIONS OF INTEREST

Offers will be considered for the whole or part of the site. We would also consider offers whereby the purchaser would provide infrastructure in exchange for land.

FURTHER INFORMATION

A disk is available containing all relevant information - consents, plans etc. To obtain a copy please contact the joint sole agents.



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FURTHER INFORMATION

To obtain any further information regarding the property please contact one of the joint agents as shown. A disk with various plans etc is also available.

Alternatively, additional photographs and plans, where available, can be viewed on our website by visiting www.parryscommercial.co.uk and typing the following quick ref/ID number into the box - 7860.

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