



Development Portfolio For Sale

Former Eatonfield Developments Ltd residential development portfolio
Potential for up to 225 residential units

Portfolio comprises:

1. Land adjoining Rhoslan, Cwmgarw Road, Rhosamman, Ammanford SA18 1DB
2. Cilgwyn Bach Fields, Pontweli, Llandysul, SA44 4RW
3. Land to the r/o 181 Cwmmamman Road, Glanamman, Ammanford SA18 1EJ
4. Bron Yr Ynn, Drefach, Llanelli SA14 7AH
5. Land at Former Nags Head, Main Street, Bettisfield, Whitchurch SY13 2LJ
6. Land opposite Wynnstay Inn, Llansilin, Oswestry SY10 7QB
7. Land at Derwent Howe Industrial Estate, Workington, Cumbria CA14 3YS
8. Land at Longstone Farm, Station Road, Letterston SA62 5RZ

Approximate site locations shown below



Not to scale



**1 Land adjoining Rhoslan, Cwmgarw Road, Rhosamman, Ammanford SA18 1DB
0.95 Acres (0.38 Ha) Freehold**

Rhosamman is a small village located on the A4068, approximately 14 miles north of Junction 45 of the M4 Motorway. It lies just within the southern edge of the Brecon Beacons National Park.

This Greenfield site is regular in shape with pleasant rural views. It fronts Cwmgarw Road (A4068) to the south and the proposed access into the site will be along this boundary.

The local planning authority is Brecon Beacons National Park. Planning consent was granted under reference C21323 on 2 January 2007 subject to reserved matters.

A separate detailed planning consent for 15 houses was granted under reference 07/01001/REM on 22 July 2009. This allows for three affordable units, although there is potential to reduce this to two units. A revised Section 106 agreement has been drafted.

**2 Cilgwyn Bach Fields, Pontweli, Llandysul, SA44 4RW
5.1 Acres (2 Ha) Freehold**

Pontweli is a small rural village approximately 18 miles north of Carmarthen and 6 miles east of the popular market town of Newcastle Emlyn. Just off the A486, the site is close to the B4336 link to Llandysul.

This Greenfield site has an extensive frontage onto Station Road, a quiet country road comprising residential properties of varying periods.

1.5 acres is included within the settlement boundary for Pontweli and we have hatched this area on the plan. The Carmarthenshire Deposit Draft has recently closed its own consultation process and they advise us this strip of land has a proposed allocation for 17 dwellings. The remainder of the site is very attractive, open countryside.

The local planning authority is Carmarthenshire County Council.



**3 Land to the rear of 181 Cwmamman Road, Glanamman, Ammanford, SA18 1EJ
5.2 Acres (2.1 Ha) Freehold**

Glanamman is a small town in Carmarthenshire, on the edge of Brecon Beacons National Park. It is only 8 miles from J49 of the M4 motorway and approximately 16 miles north of Swansea.

The local planning authority is Carmarthenshire County Council. Outline planning consent for residential development and access off Cwmamman Road was granted under reference E/15326 on 20 July 2007. Reserved matters were applied for within the three-year time limit under reference E/22574 on 9 March 2010. Reserved matters for siting and design of 70 residential units were granted 5 November 2010 with conditions to include a Section 106 agreement.

The draft S106 requires the payment of £80,000 for recreational facilities and £90,000 for education. There is no affordable housing requirement.



**4 Bron Yr Ynn, Drefach, Llanelli SA14 7AH
2.5 Acres (1 Ha) Freehold**

The village of Drefach is located two miles south of the A48 dual carriageway, which connects to J49 of the M4 motorway. Drefach is located between Llanelli, 10 miles to the south, and Carmarthen, 11 miles to the west.

Located on the edge of the village, the site currently comprises an open field. The eastern edge of the site is bounded by a footpath, which adjoins open countryside.

The local planning authority is Carmarthenshire County Council. There is a resolution to grant outline planning consent subject to the signing of a Section 106 agreement, application reference W/18148. The application is for 34 three-bedroom semi-detached houses and two three-bedroom detached houses.

The proposed access into the site is from Blaenhirwaun. There is potential to negotiate an alternative access, subject to planning, from Bron Yr Ynn.



**5 Land at Former Nags Head, Main Street, Bettisfield,
Whitchurch SY13 2LJ
3.15 Acres (1.28 Ha) Freehold**

Located circa 25 miles from Chester and 17 miles from Wrexham in the centre of an attractive rural village. The property comprises a former public house with adjoining greenfield development site.

Wrexham County Borough Council has granted consents for a total of 18 houses under three applications referenced: P/2007/0494 - Expired (9 units), P/2007/0493 (5 units) and P/2009/0971 (4 units).

**6 Land opposite Wynnstay Inn, Llansilin, Oswestry SY10 7QB
1.76 Acres (0.71 Ha) Freehold**

Located circa six miles from Oswestry in the centre of the rural village of Llansilin.

The site slopes gently to the east and has views over open fields towards the Welsh hills. Access is directly off the B4580. The site is previously undeveloped Greenfield land.

The local planning authority is Powys County Council. Outline Planning Consent under reference M2006/0790 was granted on 1 March 2007 for 23 units. Reserved Matters Consent was granted under reference M/2007/1182 on 5 October 2010.





**7 Land at Derwent Howe Industrial Estate, Workington,
Cumbria CY14 3YS
12.43 Acres (5.03 Ha) Freehold**

Former Corus Steel railway sidings that previously connected the harbour with the mainline railway.

The land provides access to several industrial buildings and has the potential to serve the planned expansion of the port and marina with an additional road or rail connection.

The site forms part of the road connections for a large proposed commercial led mixed-use regeneration scheme located to the south of the site.

**8 Land at Longstone Farm, Station Road, Letterston,
Pembrokeshire SA62 5RZ
6.84 Acres (2.76 Ha) Freehold**

Letterston is a small village to approximately ten miles north of Haverfordwest and six miles south of Fishguard. The village straddles the A40, which is the main link road between Fishguard and Carmarthen further east.

The site is divided into three areas:

- **Farmhouse** - One-acre site with planning permission for 11 units (land hatched blue).
- **Land to side of farmhouse** - Circa 1.5 acres with 30 units proposed in the outline planning consent (land striped pink).
- **Back land** - 4 acres (green) grassland.



Under Offer

There are several planning consents in relation to this site and a Section 106. Please contact us for further details.

Method of Sale

Unconditional offers for the portfolio are to be received by 28 October 2011. Offers for individual lots will also be considered. All offers should be made in writing and include the name and address of the purchaser and their solicitor along with confirmation of funding. Offers should be sent to David Couch at BNP Paribas Real Estate, 55 Princess Street, Manchester M2 4EW or david.couch@bnpparibas.com

Further Information:

Please contact us for detailed particulars and further information on title and town planning. Viewings can be carried out from the sites boundaries of all the properties in the portfolio.

Contacts:

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