



LAND AT PIBWRLWYD

CARMARTHEN • SA31 2NH



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Major strategic
residential led mixed
use development
opportunity

Summary

- 45.4 acres (18.4 hectares)
- Local Development Plan Allocation
- Revised Local Development Plan Deposit Allocation
- Minimum of 247 residential dwellings
- Excellent transport links



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colegsirgâr



LOCATION

The site is located in Carmarthen, the county town of Carmarthenshire. Benefitting from excellent transport links, the site is located immediately to the east of the A484, providing access to the A40 and A48, which in turn leads to the M4 motorway. Carmarthen train station is approximately 1.2 miles to the north, where regular train services are provided to Swansea, Bridgend and Cardiff Central.

FASTEST JOURNEY TIME (APPROXIMATELY)	
By Car	
M4	20 minutes
Swansea	40 minutes
Haverfordwest	45 minutes
Bridgend	1 hour
Cardiff	1 hour 15 minutes
London	3 hour 30 minutes

In 2018, the new S4C headquarters (Yr Egin) opened in the town, forming part of a new creative hub and employing approximately 130 staff. Yr Egin forms part of University of Wales Trinity Saint David (UWTSD) campus. UWTSD are another major employer within the town and is also home to some 1,500 students.

Carmarthenshire has a resident population of approximately 183,000, with approximately 16,000 living in Carmarthen (2021 Census data). The town also benefits from a catchment in excess of 250,000 people within a 40 minute drive (2021 Census data).

SITUATION

The site lies approximately 1.5 miles to the south of Carmarthen town centre, which provides a mix of national and local retailers, as well as the modern St Catherine’s Walk shopping centre. In March 2023, the former Debenhams store received full planning permission to be transformed into the Carmarthen Hwb. The Hwb will bring together a range of health, wellbeing, learning and cultural services and will bring almost 65,000 sq ft of prime commercial space back into use.

Immediately to the south of the site is Coleg Sir Gâr, a further education college. There are proposals for a new state of the art



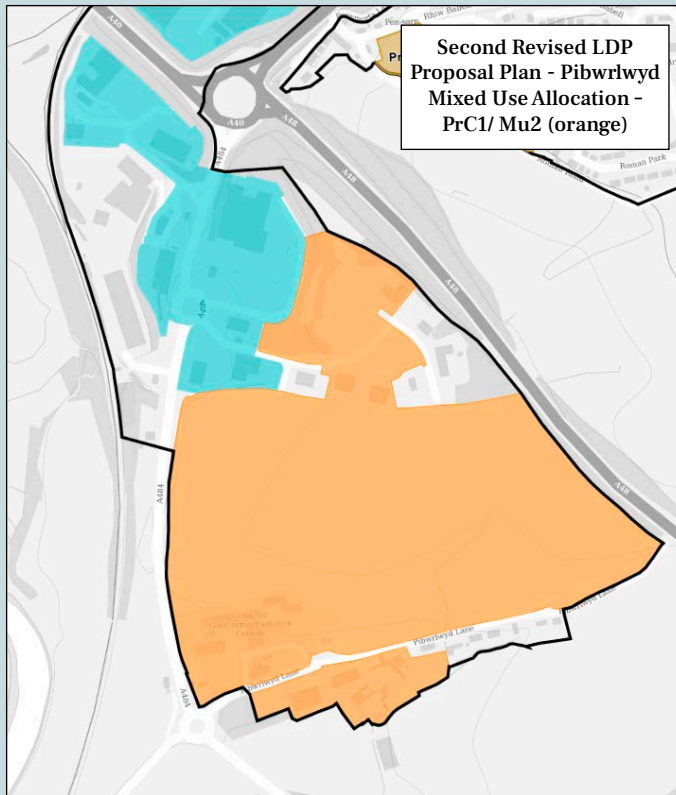
facility at the Coleg Sir Gâr campus; a new £50m Vocational Skills Hub, which will accommodate 600 full time learners and 1000+ part time learners.

To the north, Parc Pensarn is an established retail park providing a range of retail facilities including a Morrisons, McDonalds, Halfords and Starbucks. To the east of the retail park, there are a number of offices and purpose built commercial units, home to Welsh Governments Animal and Plant Health Agency (APHA), Morgan LaRoche Solicitors, LHP Accountants, Euro Car Parts Carmarthen, Swim Centre Wales, M&D Care and Seren Vets.

DESCRIPTION

The site comprises greenfield land extending to approximately 45.4 acres/ 18.4 hectares. The site is bounded by Coleg Sir Gâr and Pibwrlwyd Lane to the south, the A484 to the west, Parc Pensarn to the north and the A48 and agricultural land to the east.





PLANNING

Carmarthenshire Local Development Plan 2006 – 2021 (LDP).

Pibwrlwyd is allocated as a strategic development opportunity in the current LDP.

A Pibwrlwyd Planning and Development Brief forms an adopted Supplementary Planning Guidance (SPG) which provides for a mix of uses consisting of employment, leisure and education (linked to the college campus). This was informed by a Masterplan, which was derived following high level study information relating to landscape, drainage, ecology transport, utility provision, and which also incorporated a Market Review.

The uses proposed in the adopted LDP have not generated sufficient capital value to allow the development of new facilities at the Coleg Sir Gâr's Pibwrlwyd Campus. Thus a need was identified to extend the range of uses on the land to secure additional value.

On this basis, a new strategy was derived on behalf of Coleg Sir Gâr, which included a review of the Masterplan, the preparation of a new Draft Masterplan to include an element of residential development, and the commissioning of a Phase 1 Ecology Survey of the site to identify likely scopes of habitats on the site.

Carmarthenshire Council recommended the promotion of the residential elements be pursued via the Candidate Site process in the emerging Revised Local Development Plan.

Revised Local Development Plan 2018 – 2033 (RLDP)

As a consequence of the above, Coleg Sir Gâr submitted the Pibwrlwyd parcel as a Candidate Site in August 2018.

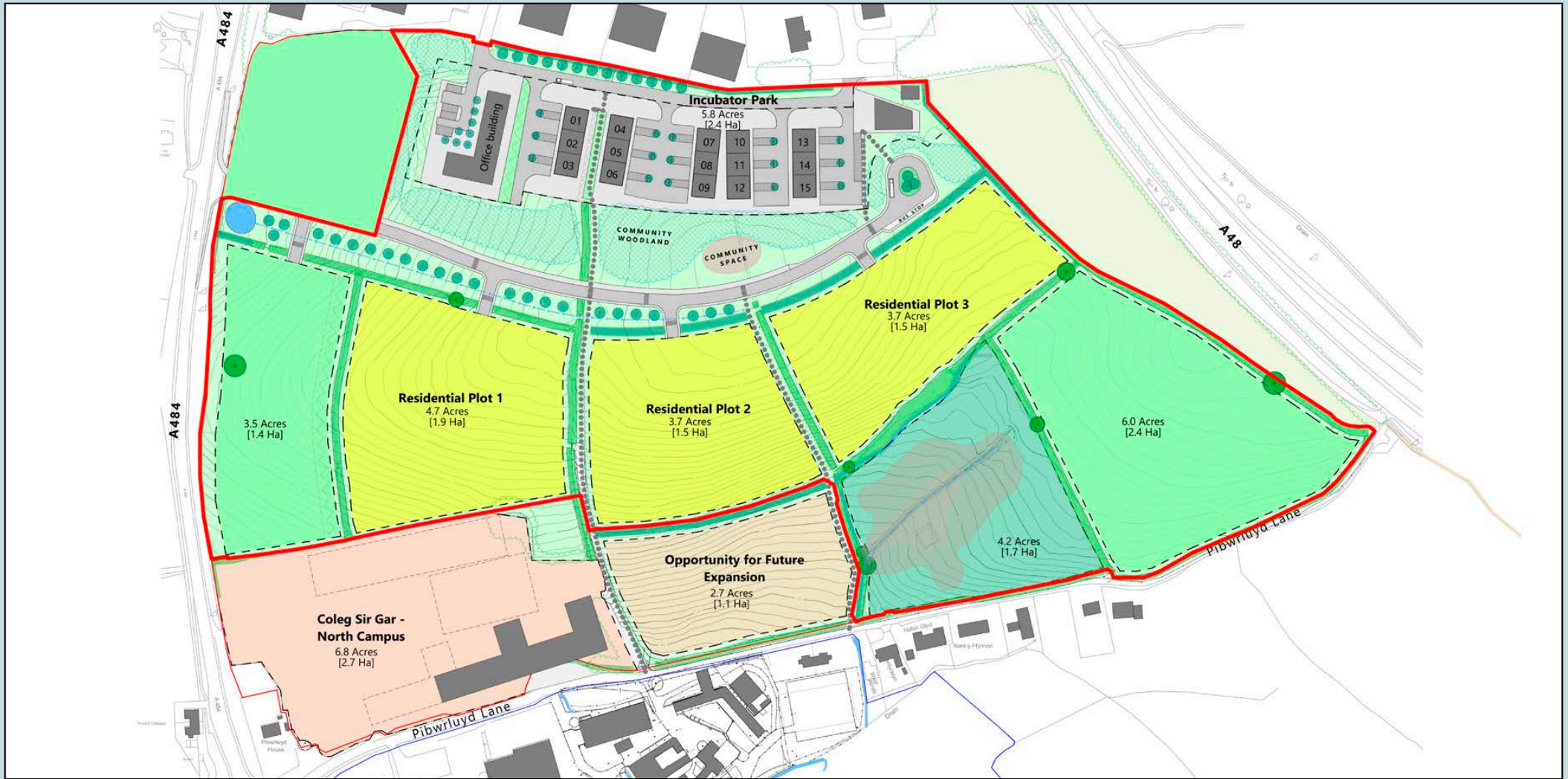
The proposals promoted through the Candidate Site exercise were described as 'MIXED USE DEVELOPMENT (RESIDENTIAL, HOTEL, CARE VILLAGE, COMMERCIAL AND RETAIL USES).

Deposit Revised Plan Allocation

Policy PrC1/Mu2

Includes a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gâr and residential (an allowance is made for 247 new homes).

This Deposit Plan submission fully supports the proposed allocation and in particular welcomes provision for 247 dwellings. Subject to various matters being satisfactorily addressed, the proposals would be appropriate in delivering a comprehensive scheme which would provide enhanced education facilities whilst allowing a phased development of housing over the extended Plan period.



Proposed Development Concept

Coleg Sir Gâr are intending to redevelop their Pibwrlwyd Campus and the concept plan below identifies the land [shaded peach] that will be retained by them for a continued educational use.

Also outside of the red line boundary is a proposed ‘retail unit’ in the north western corner (2.4 acres).

Terms have been agreed (subject to contact) for the sale of this parcel. Agreed terms include an obligation on the purchaser of the subject land to construct a shared access junction off the A484 and an element of the road for the benefit of both the retail and residential site.

The Concept Plan comprises the following elements:

Colour	Use	Development plot acreage
Yellow	Residential plots 1,2 & 3 (upto 247 units)	12.1
Grey	Commercial – Incubator Park 15 units & office	5.8
Light Green	Reserved land east– potential for mixed uses.	6
Light Green	Reserved land west – potential for mixed uses.	3.5
Aqua	Natural and Recreation Area – potential for scheme open space	4.2
Total		31.6

PROPERTY INFORMATION

Services

Drainage, mains water, electricity, gas and telecommunication services are available in the area and you will need to satisfy yourselves in terms of capacity and connections. See the Utilities Feasibility Report available.

Title

The land is available freehold with vacant possession.

The land is registered under a single title number; WA907344.

Information Pack

Further information is available on request from Savills.

- Title Plan & Register
- Proposed Masterplan
- Deposit Plan Representations
- Second Deposit Plan Representations
- Ecological Appraisal
- Transport Assessment
- Utilities Feasibility Report

Terms

Acting on behalf of Coleg Sir Gâr, Savills are instructed to seek a promotion partner to progress the allocation through the RLDP process and subsequently a planning application to secure a planning consent to maximise land value.

Interested parties are invited to submit terms for a promotion/option agreement. Proposals should include as a minimum:

- Track Record of promoting similar type development opportunities



- Planning and Development Strategy
- Agreement Term
- Premium to landowner
- % discount of Market Value
- Minimum price per acre
- Any deductible costs and caps
- Contribution to landowners professional fees

Proposals are invited to be submitted by email only to caroline.jones@savills.com and scaldwell@savills.com by no later than midday on Wednesday 31st January 2024.

Postcode

SA31 2NH

Viewings

Interested parties can view the site from Parc Pensarn to the north, A484 to the west and Pibwrlwyd Lane along the south. Access to the site is strictly prohibited without prior appointment with the sole agent, Savills.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

23/11/30/CJ. Capture Property 01225 667287.

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