AR WERTH / FOR SALE
Upon the instructions of: Pembrokeshire County Council

SAFLE DATBLYGU / DEVELOPMENT SITE
Former Narberth County Primary School,
Moorfield Road, Narberth, SA67 7AG
**LOCATION**
Narberth is a town located in Pembrokeshire, close to its border with Carmarthenshire. It lies on the A137 Tenby to Cenarth Road, approximately 6 miles north of the A40 trunk road. The town is located approximately 10 miles east of Haverfordwest and 10 miles west of Carmarthen. The town is located within the very popular tourist area of south Pembrokeshire which is centred around the award winning resorts of Tenby and Saundersfoot. Consequently, Narberth attracts thousands of visitors to its highly regarded niche shopping offering.

**NORTHFIELD ... Narberth School/Cyn Ysgol Arberth Carpark/Maes Parcio**

**FORMER NARBERTH SCHOOL/CYN YSGOL ARBERTH**

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**THE OPPORTUNITY**

The site offers an exciting development opportunity in a prominent position with main road frontage in the busiest part of the vibrant town centre.

The council wishes to see a use of the site which adds to the vitality, visual amenity and commercial strength of Narberth town centre. This building is to be retained to provide a high qualityamenity for the compatible town centre uses, potentially including residential.

The council encourages proposals that build on the existing strengths of the town’s commercial, leisure and retail offering.

The council will look favourably on proposals which are imaginative and innovative to bring maximum benefit to the following areas:

- Visual amenity
- Adding to the retail strength and variety of the town centre
- Maximising site value

**IMPORTANT CONSIDERATIONS**

1. The council held a public engagement event to ascertain the community’s views regarding the site. This was undertaken in March 2017 and a summary of responses received is available, upon request, in both Welsh and English. Interested parties may wish to take such comments into account when considering their schemes.

2. There is a mosaic located within the main entrance of the building. This mosaic will need to be saved and passed over to the Town Council once development commences.

**EPC**

The property has an Energy Performance Certificate (EPC) rating of **E111**. A full copy can be available on request.

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**THE PROPERTY**

The former Narberth County Primary School has a large frontage onto Moorfield Road, and is located just north of High Street which serves as the main commercial, leisure and retail district for the town. The front of the former Narberth County Primary School is Victorian, with main road frontage in the busiest part of the vibrant town centre.

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EXPRESSIONS OF INTEREST

Interested parties are encouraged to submit proposals, including the following supporting information:

- Confirmation of the purchase price offered;
- The identity of the purchaser(s);
- The identity of the solicitor acting on behalf of the purchaser(s);
- Confirmation as to the means of funding the purchase, e.g., from cash deposits, mortgage or a combination of both. Proof of funds is required, by confirmatory letter or an unconditional mortgage offer;
- Confirmation of any conditions attached to any offer, e.g., subject to planning, etc;
- Confirmation of the purchaser(s) timescale for exchange and completion;
- Details of proposed scheme including sketch plans and design proposals (outline only).

Forward funding and joint venture opportunities will be considered, subject to various conditions being met.

N.B. Pembrokeshire County Council reserves the right not to accept the highest or indeed any bid.

TENURE
Freehold

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in any transaction.

For further information:
Tom Rees
01792 702800 / 07841 672997
trees@lsh.co.uk

Misrepresentation Act: Lambert Smith Hampton (the agents) for Themselves for the Vendors or Lessors of the property whose agents they are, give notice that; i) these particulars are general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) The agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) No employee of the agents has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT. Intending purchasers or lessees must satisfy themselves, as to the applicable VAT position, if necessary by taking appropriate professional advice; v) The agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. February 2017