



FOOD AND DRINK PRODUCTION OPPORTUNITY

Serviced Development Plots for
Production/Processing

Pembrokeshire Food Park

□ Serviced Development Plots on 125 year leases □
Subject to Planning □ Services available Q3

2022 □ Option to create renewable energy centre

Contact Pembrokeshire County Council for further details





- Ground breaking 23 acre Food Park at Withybush Business Park providing exciting growth opportunities for a wide range of food and drink producers to showcase the best of Pembrokeshire produce □ Located on the northern outskirts of Haverfordwest affording excellent transport links by road, rail, sea, and air
- Option to create a pioneering renewable energy centre
- Within the Haven Waterways Enterprise Zone
- Divided into 3 distinct areas

Tenure

Serviced Development Plots to be offered on 125 year leases either on a premium or ground rent basis thus enabling end users to construct own food production/processing facilities using design brief guidance on key building design and landscaping requirements. There will also be a requirement for long leaseholders to pay a service charge contribution towards estate maintenance costs.

Planning

The site forms part of Withybush Business Park, Haverfordwest (LDP Ref S/EMP/040/00001). This is a strategic employment site covering 20.61 ha (50.9 acres) of brownfield land identified for high quality business uses to support employment growth. Specified uses under the B1 Use Class Order will be permitted at this location, as well as other classes of employment use e.g. B2, B8 or sui generis where appropriate or compatible.

Services

Access to services (electricity, gas, water, drainage and telecoms) due to be available from Q3 2022. Individual developers to apply to relevant utility companies for plot connections. Superfast broadband is available in the area.

The Plots

SITE B (Plots 1 & 2) - 11 acres (gross) to be offered as **served development plots** to enable end users to construct own **large scale food production/processing facilities**. Services available Q3 2022.



SITE C (Plots 3 & 4) - 5.4 acres (gross) will be available as **serviced development plots** for complementary **food related use**, primarily targeted towards **Small or Medium sized Enterprises**. Available post 2022.

Availability

Phase 1 infrastructure works due to be completed by early 2021 to provide development plots available for sale on Site B.

Future Development

Following completion of essential infrastructure works on Site A, a first phase of serviced plots suitable for small scale food and drink related developments will be made available for sale. A first plot is expected to be available for development during 2021 and proposals are being prepared to develop small food grade units for letting. Further details to be provided in due course.

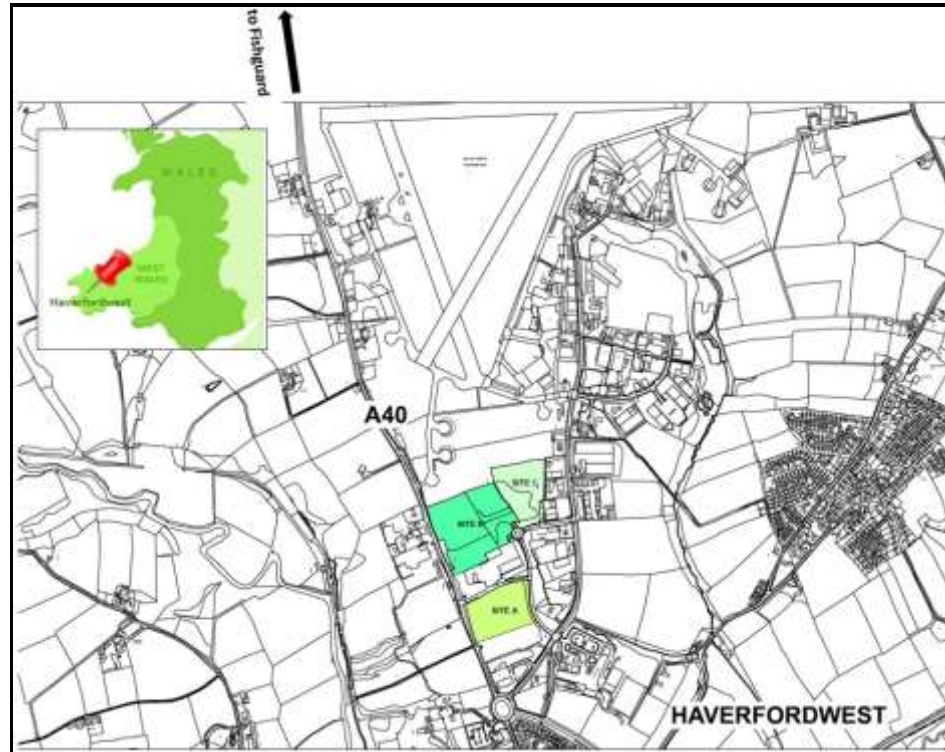
Legal Costs

Each party to be responsible for their own legal costs.

Location

The site offers unique advantages affording excellent transport links by road, rail, sea, and air. The Food Park is situated adjacent to Haverfordwest

Airport and lies directly to the east of the A40 trunk road allowing easy access to both Fishguard and Pembroke Dock Ferry terminals.



For Further Information Please

Contact:

Pembrokeshire County Council:

Property Department:

Property Helpdesk 01437 775874

Propertyhelpdesk@pembrokeshire.gov.uk



Llywodraeth Cymru
Welsh Government

Transaction Policy

Pembrokeshire County Council's Transaction Policy can be found here: <https://www.pembrokeshire.gov.uk/strategic-asset-management-plan>

IMPORTANT NOTICE These particulars have been prepared to provide a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and any potential purchaser, tenant or licensee must make their own enquiries and or inspection of the property to satisfy themselves as to their correctness. Pembrokeshire County Council is obliged to consider all offers received in respect of this property up until exchange of contracts. The Council is not obliged to accept the highest or any other offer made for the property.