

# Expressions of Interest Sought

Prime Development Opportunity adjacent to Trostre Retail Park,  
Llanelli, Carmarthenshire, West Wales



**EICH CYNGOR arleinamdani**  
[www.sirgar.llyw.cymru/eiddo](http://www.sirgar.llyw.cymru/eiddo)

**YOUR COUNCIL doitonline**  
[www.carmarthenshire.gov.wales/property](http://www.carmarthenshire.gov.wales/property)

## Location

The site is located in the Trostre area of Llanelli some 2km to the south of the town centre, adjacent to the popular Trostre and Pemberton Retail Parks, which have approximately 468,663 sq ft of retail space anchored by a Tesco and Morrisons Superstores respectively and including occupiers such as Marks and Spencer, KFC, B&Q, Boots, Primark and Pets at Home. The retail parks are a regional shopping destination with significant visitor numbers.

## Description

Plot 3 extends to approximately 1.32 acres as shown edged red on the attached plan and is situated at the entrance of the Trostre Industrial Estate and to the rear of Trostre Retail Park. A water main is located under part of the site and accordingly no buildings can be constructed within the area shown hatched, however the land can be utilised for car parking subject to the construction detail being approved by Welsh Water.

## Services

A plan can be made available of the services in the vicinity of the site, however interested parties are advised to make their own enquiries with the relevant utility provider regarding the capacity, availability and suitability of services on site.

## Planning / Development potential

The broad parameters of land use should be in accordance with the adopted LDP however interested parties should make their own enquiries with the Carmarthenshire County Council Planning Section with regards to their own scheme proposals.

## Ground Conditions

A copy of the Ground Investigation study is available upon request to any interested.

## Terms of Sale

The Council will initially grant a conditional contract followed by a 250 year lease of the site to the preferred developer on the basis of a single premium payable on a grant of the lease and a peppercorn rental thereafter.

## Method of Disposal

Prospective developers are invited to submit expressions of interest for the site to the e-mail or address below by 12 noon on 20<sup>th</sup> March 2020 and should include:

- A brief description of the development in terms of land use.
- Details of the developer's background and similar schemes undertaken.
- Financial offer bid based upon a single premium payable on the grant of a 250 year lease with a peppercorn rental payable thereafter.
- Development programme for the implementation and completion of the proposed scheme.
- Details of funding.
- A definitive timetable for the development.

Submissions will be evaluated on the basis of the proposals and the financial offer together with potential impact on the Town Centre. The Council are not bound to accept the highest or any tender.

**Further information please contact:**

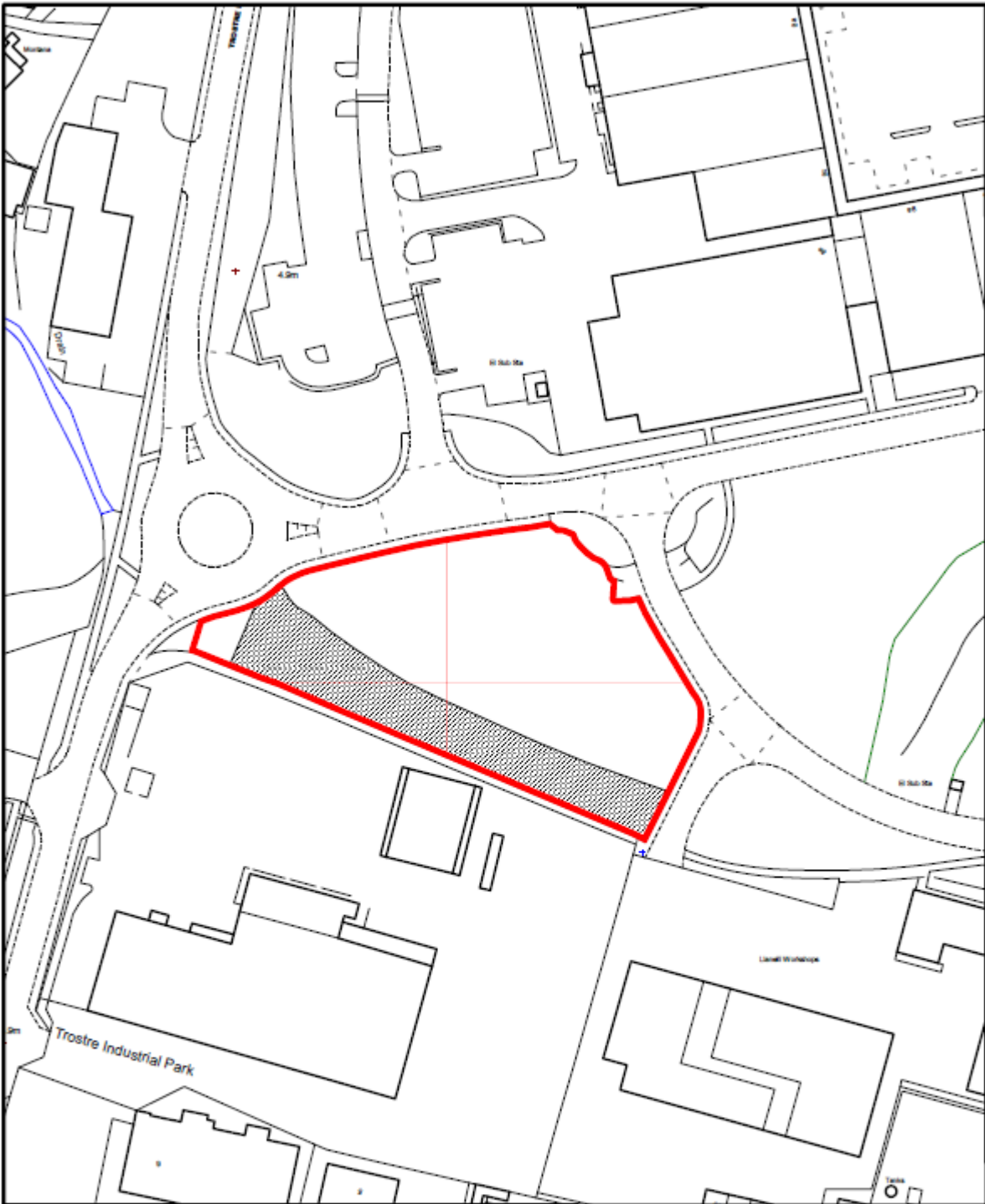
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E-mail: [cirichards@carmarthenshire.gov.uk](mailto:cirichards@carmarthenshire.gov.uk)



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Carmarthen  
SA31 1JP

You will need to operate bilingually according to the Council's policies including interior and exterior bilingual signs in the property. There is an advice and assistance service as well as free translation and proof-reading available. For information, go to [www.carmarthenshire.gov.wales/home/business](http://www.carmarthenshire.gov.wales/home/business) and click on 'Welsh Language in business'

For information and help to work biligually, go to [www.carmarthenshire.gov.wales/home/business](http://www.carmarthenshire.gov.wales/home/business) and click on 'Welsh Language in business' 

These particulars are intended to give a fair description of the property but are set out for guidance only. Their accuracy cannot be guaranteed and you should satisfy yourself by inspection or otherwise as to their correctness. Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer. Neither will the Authority bear any responsibility for expenses occurred in viewing the property which may be sold or withdrawn without notice.



<p>Title - Plot 3 Trostre Retail Park</p>	<p>Ref. - PAE/HI</p> <p>Date/Dyddiad - 16/01/2020</p> <p>Scale/Graddfa - 1:1250</p>	
	<p>Adran Eiddo/Property Division</p> <p>Canolfan Ddiwygu Busnesau Cafn Gwlad</p> <p>Rural Business Centre</p> <p>Caerfyrddin/Carmarthen</p> <p>SA33 5DR</p>	<p><small>Mae'r map hon yn atgolygu a deirnodol y Chobson Survey gogledd-ddwyrain y Chobson Survey a'r Chobson Llywodraethol y Chobson Survey. Mae'r map hon yn atgolygu a deirnodol y Chobson Survey a'r Chobson Llywodraethol y Chobson Survey. Mae'r map hon yn atgolygu a deirnodol y Chobson Survey a'r Chobson Llywodraethol y Chobson Survey.</small></p> <p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</small></p> <p><small>© Crown copyright and database right 2011 Ordnance Survey 100022077</small></p>