

Expressions of Interest Sought

Exciting Development Opportunity at Burry Port

1.53 hectares / 3.7 acres of land suitable for Class A1 Food Retail or Mixed Use development



Location

The site is strategically situated within close proximity of Burry Port Town Centre and benefits from excellent public travel and road links. The railway line and station are located to the north of the site with the B4311 Southern Distributor Road abutting the south of the development site.

Burry Port Harbour is located further south of the site and forms part of the award winning Millennium Coastal Park .

Description

The site comprises 1.53 hectares / 3.7 acres of land suitable for Class A1 Food Retail or Mixed Use development .The site itself is an irregular shaped parcel of land currently consisting of mainly grassland, trees and a small gravelled area. An access road serving Neptune Buildings crosses the site with the Nant Dyfatty to the west of the site .The development site forms part of the Burry Port Masterplan with diverse development opportunities for commercial ,retail ,tourism and residential development and these opportunities are a significant regeneration project for Carmarthenshire County Council.

Planning / Development potential

The site is located within the development limits of Burry Port as defined by LDP Policy GP2 (Development Limits) with a mixed use allocation. The site has previously benefited from having outline planning permission for the provision of a Class A1 foodstore and it is therefore considered that the principle of such a development is acceptable and aligns with the Authority's aspirations for the regeneration of Burry Port. A planning appraisal has been prepared by Asbri Planning which identifies key factors and reports required to secure planning consent and a copy of this report can be viewed through the below link:<https://www.carmarthenshire.gov.wales/media/qaqlano2/planning-appraisal-s25184-burry-port-3.pdf>

Ground Conditions / Historical Reports

A significant number of reports relating to ground conditions , transport assessment, ecology ,flooding etc were previously prepared for historical planning applications and whilst as confirmed by the Planning Appraisal they will need to be updated they do provide useful background information and these can also be viewed through the below links : [Drainage Statement](#) [Flood Consequences Assessment](#) [Ecological Assessment](#) [Transport Statement](#) [Travel Plan](#) [Air Quality Assessment](#) [Archaeological Report](#) [Noise Assessment](#) [Environmental Statement - Ground Condition Report](#) [Ground Condition](#)



Terms of Sale

The council will initially grant a conditional contract enabling a developer to secure planning followed by a 250 year lease of the site to the preferred developers 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 30th September 2026 and should include:

- A brief description of the development in terms of land use.
- Sketch proposals for the development of the site.
- Details of the developers 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 time table for the development.

Submissions will be evaluated on the basis of the proposals and the financial offer. The council are not bound to accept the highest or any tender.

Further information please contact:

Peter Edwards Valuation Manager
Tel: 01267 246254
pedwards@cararthenshire.gov.uk

Gruffydd A Mathias Llanelli Waterside Officer
Tel : 07971 234992
gamathias@carmathenshire.gov.uk

Carmarthenshire County Council,
County Hall,
Carmarthen,
SA33 5DR.

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 and click on 'Welsh Language in business'

For information and help to work biliguallly, go to 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

