

# MIXED USE DEVELOPMENT OPPORTUNITY

## SITE 4, BURRY PORT



### SUMMARY

- 1.12 hectare / 2.8 acre brownfield development site
- Marina location
- Commercial, leisure and residential opportunity
- Outline planning permission granted



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# BURRY PORT MASTERPLAN



## Introduction

The transformation of Burry Port is underway and already a number of exciting developments are being delivered, with more in the pipeline.

Burry Port offers 14 miles of landscaped parkland, with stunning views of the Gower Peninsula and Carmarthen Bay, providing an ideal base for exploring the South and West Wales coastline.

The regeneration of Burry Port Harbour is a major project supported by the Llanelli Waterside Joint Venture between Carmarthenshire County Council and Welsh Government. Investment has already been made in infrastructure and transport to make the area more accessible and to strengthen the link between the Millennium Coastal Path and town centre.



The masterplan of the area provides diverse development opportunities for commercial, retail, leisure and tourism, alongside new residential units. Recent and future developments opportunities include:

## Ysgol Parc y Twyn

The new £9.6 million state-of-the-art Parc y Twyn School has recently been completed, providing spacious and inspiring places to learn, within a building of the highest energy standards, providing Passivhaus and BREEAM Excellent status.

## Glanmor Terrace Development Site

The Council's Homes & Safer Communities Section are currently delivering a scheme of 32 eco-friendly homes, following a £4million funding package secured from Welsh Government.







### **New RNLI Building**

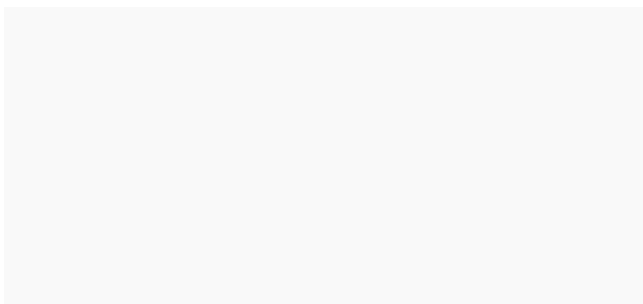
The new Lifeboat Station, located on the harbour front, offers major improvements for the RNLI crew and members of the public.

The building, which has been equipped with solar panels and ground source heating, will now house the two lifeboats in the same building.



### **Enterprise Village**

The site will provide 10,500 sq m of employment space with an element of live work units and possible marine related uses to support and promote harbour activity.



### **Marina**

Burry Port Marina offers 450 berths, enabling year-round cruising along the beautiful coastline. The marina is managed by The Marine Group and as part of the wider masterplan for the harbour, further plans are in place to upgrade and redevelop the marina area.

Planning permission has recently been granted for conversion of the former RNLI lifeboat station to a new marina offices and shower/toilet facilities.

### **Residential Site**

The Grillo site at Burry Port was recently acquired by the Council to facilitate delivery of a residential scheme with the adjacent land held by the Llanelli Waterside Joint Venture. The first phase of this development will regenerate a brownfield site of 12.9 acres to provide approximately 320 residential dwellings and 465 sq m (5,005 sq ft) of retail and leisure use, further enhancing and complementing the offering at Burry Port Harbour.

A further, adjacent site of approximately 2.28 acres will be brought forward as a second phase to provide circa 40 residential units