

**REPORT ON BEHALF OF ASSET MANAGEMENT GROUP**

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**SUBJECT:**

**PROPOSED PROPERTY TRANSACTIONS WITH THE NATIONAL TRUST AT GARN FAWR, MAIDENHALL AND MARLOES SANDS CAR PARKS**

**INTRODUCTION:**

Whilst each of these sites provides parking and access for the public, they also comprise non income producing historically acquired isolated ownerships for the Authority. The National Trust have land ownerships in the vicinity of each and are willing to safeguard the public's current use and enjoyment of each site. Your Estates Officers has negotiated terms with the National Trust to sell them the freehold of Garn Fawr and Maidenhall and grant them a new income producing occupational lease of Marloes Sands.

**BACKGROUND:**

**Garn Fawr:** A small informally surfaced car park near Strumble Head whose annual maintenance costs are estimated at circa £500. This is not considered a cost effective site for the introduction of parking charges. The Nat Trust have agreed to a purchase price of £5,000 to include a covenant requiring that it be used as a non charging car park only, available for public use.

**Maidenhall:** A small tarmac surfaced car park close to the cliff tops between Nolton Haven and Newgale whose annual maintenance costs are estimated at circa £1,000. This is not considered to be a cost effective site for the introduction of parking charges. The Nat Trust have agreed to a purchase price of £5,000 to include a covenant requiring that it be used as a non charging car park only, available for public use. As a further condition of purchase they are also willing to legally dedicate a section of existing permissive footpath some 850m in length which crosses their abutting land comprising part of the coast path itself and a spur which links the car park to the coast path.

**Marloes Sands:** This is a large informally surfaced car park above Marloes Sands Beach which the National Trust have operated as a paying facility since the early 1980's. The Authority is entitled to a profit based turnover related rent but the contractual formula by which that profit is calculated means that we have not been able to demand any rental income from this site since 1989. The National Trust now want to make this a Pay & Display operated site which has provided your Officers with the opportunity to regear the lease to reflect contemporary, equitable terms. That proposed new lease would reflect a ten year period on full repairing terms paying a rent reflecting 50% of the gross parking revenue in year one, rising to 60% from year two onwards. Estimates suggest the rent received by the Authority under this new formula in year one will be in the order of £5,000.

**RECCOMENDATION:**

**That Members authorise your Officers to proceed with the granting of the legal interests to the National Trust as summarised above.**

*(For further information, please contact Gary Meopham, [garym@pembrokeshirecoast.org.uk](mailto:garym@pembrokeshirecoast.org.uk) ext 4858)*