

Island Farm

MERTHYR MAWR, BRIDGEND, CF35 5AW

Greenfield development opportunity allocated for up to 788 dwellings



A48





KEY HIGHLIGHTS

- 41.8 hectare (103.3 acre) greenfield site
- Allocation for up to 788 residential dwellings with 20% affordable housing planning policy.
- Sustainable location adjacent to the A48 and B4265, near Junction 35 of the M4 and Bridgend Railway Station.
- Proximity to Bridgend Town Centre and Bridgend Retail Park.
- Consideration will be given to unconditional, subject to planning, promotion or hybrid option deal structures.
- Bid deadline midday on **FRIDAY 4th APRIL 2025**

SITE CONTEXT

The Property (Island Farm) is strategically located directly south of the A48 and Bridgend town centre. It is currently used for agricultural purposes by a single tenant farmer and comprises a series of inter-connected arable fields bound by hedgerows. An overhead power line bi-sects the site running from east to west.

Historically, Island Farm served as housing for POWs during the Second World War. Notably, the northern part of the site retains one of the original huts (HUT 9), which is recognised as a Grade II listed building.

Island Farm has a total site area of approximately 41.8ha (103.3 acres) under two ownerships; Bridgend County Borough Council who own 13.23ha (32.7 acres) and HD Ltd who own the remaining 28.57ha (70.6 acres).

Agreement is in place to facilitate a new access off the A48, enabling the development of residential land and for the transfer of land at the north eastern corner of the Island Farm site to the council. This is for the construction of a new school to replace the current Heronsbridge Special School which will be accessed separately, along with the proposed tennis centre, from Technology Drive.

The Property has an extensive planning history related to sports-led mixed-use developments. In 2012, an outline planning application was granted to establish a sports village featuring three stadiums, an indoor tennis centre, and a sports training facility.

Subsequently, reserved matters has been approved for a tennis centre located at the northern edge of the site.

The Property available for sale includes the residential element of Island Farm, with a housing allocation for up to 788 dwellings.

A site plan of the development area that is available for sale is provided overleaf and in the data room.



POW HUT 9



FORMER SPORTS VILLAGE PLANS



KEY
[Red outline] HD Land (excluding Tennis Centre)
Area = 70.6 acres
[Blue outline] Extent of Council Owned Land
Area = 32.7 acres

NOTE:
Please note the individual areas will be approximate and will relate to OS mapping only.

ISLAND FARM

Merthyr Mawr, Bridgend, CF35 5AW

LOCATION

Island Farm is sustainably located on the southern fringe of Bridgend, and close to its boundary with the Vale of Glamorgan. The A48 directly abuts the northern boundary of the site where the primary access to the residential development will be created.

Junction 34 of the M4 motorway is approximately 3.6 miles north of the property which provides access to Cardiff (35 miles) and Swansea (20 miles). Island Farm is approximately 1.2 miles south of Bridgend town centre and Bridgend Railway Station, which offers regular direct services to Cardiff Central, Swansea, and onwards to London Paddington in approximately 2hr 15min.

Bridgend Retail Park, approximately 0.8 miles east, provides a range of amenities including Tesco Extra, Lidl, Homebase, Halfords and Currys. Further amenities are available in the town centre, including both national and local operators.

The well-established Bridgend Industrial Estate is approximately 1.2 miles to the east of Island Farm which encompasses approximately 3 million square feet of space, accommodating a diverse mix of national and local tenants across industrial, office, and retail sectors.

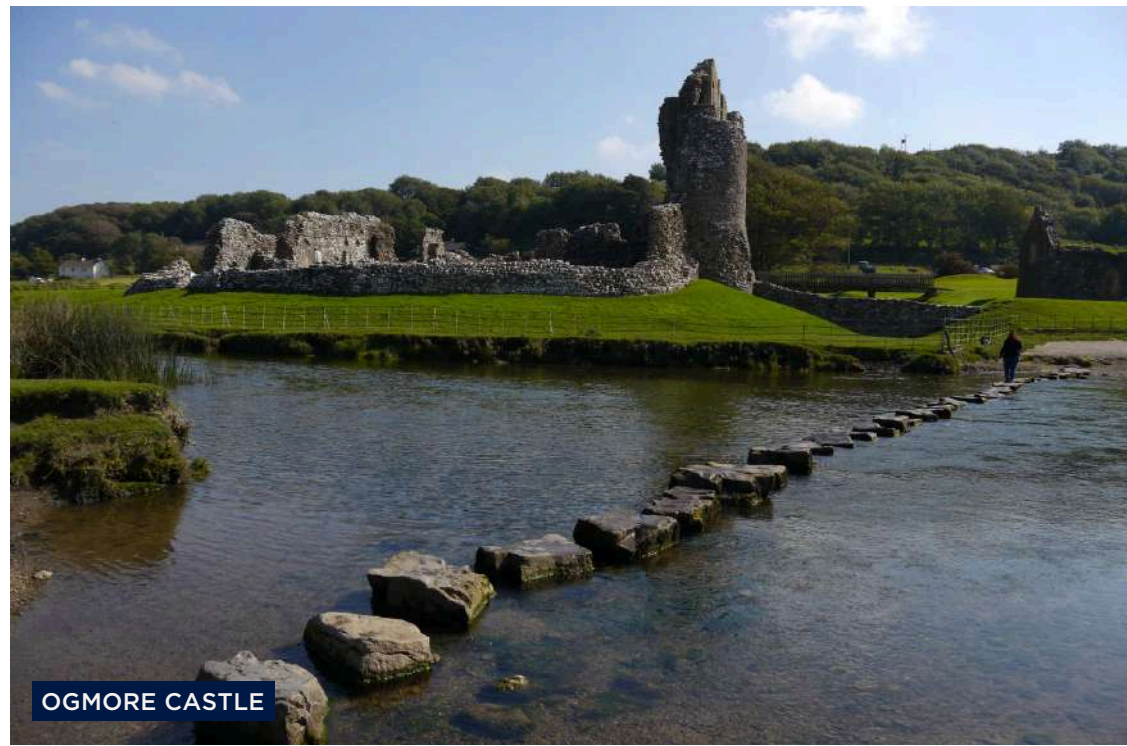
A number of schools are close by including Maes Yr Haul Primary School (1.1 miles), Oldcastle Primary School (1 mile), and Ysgol Brynteg Comprehensive School (0.6 miles) which is directly adjacent to the property across the A48. The proposed new £70million Bridgend College campus in the town centre, when complete, will be located approximately 1.1 miles north of Island Farm.

Immediately to the east is Bridgend Science Park, Pen y Bont Court Care Home and The Best Western Heronston Hotel and Spa. There is a residential estate to the north west, whilst the south of the property is bound by New Inn Road.

Island Farm is surrounded by picturesque walking trails via Merthyr Mawr to Ogmores-By-Sea beach and the Glamorgan Heritage Coast, including Dunraven Bay. The Merthyr Mawr Nature Reserve and sand dunes is a Site of Special Scientific Interest, extending to 840 acres and home to a diverse range of wildlife. The historic landmarks Ogmores Castle and Candleston Castle are also in close proximity to Island Farm, ideal for exploration.



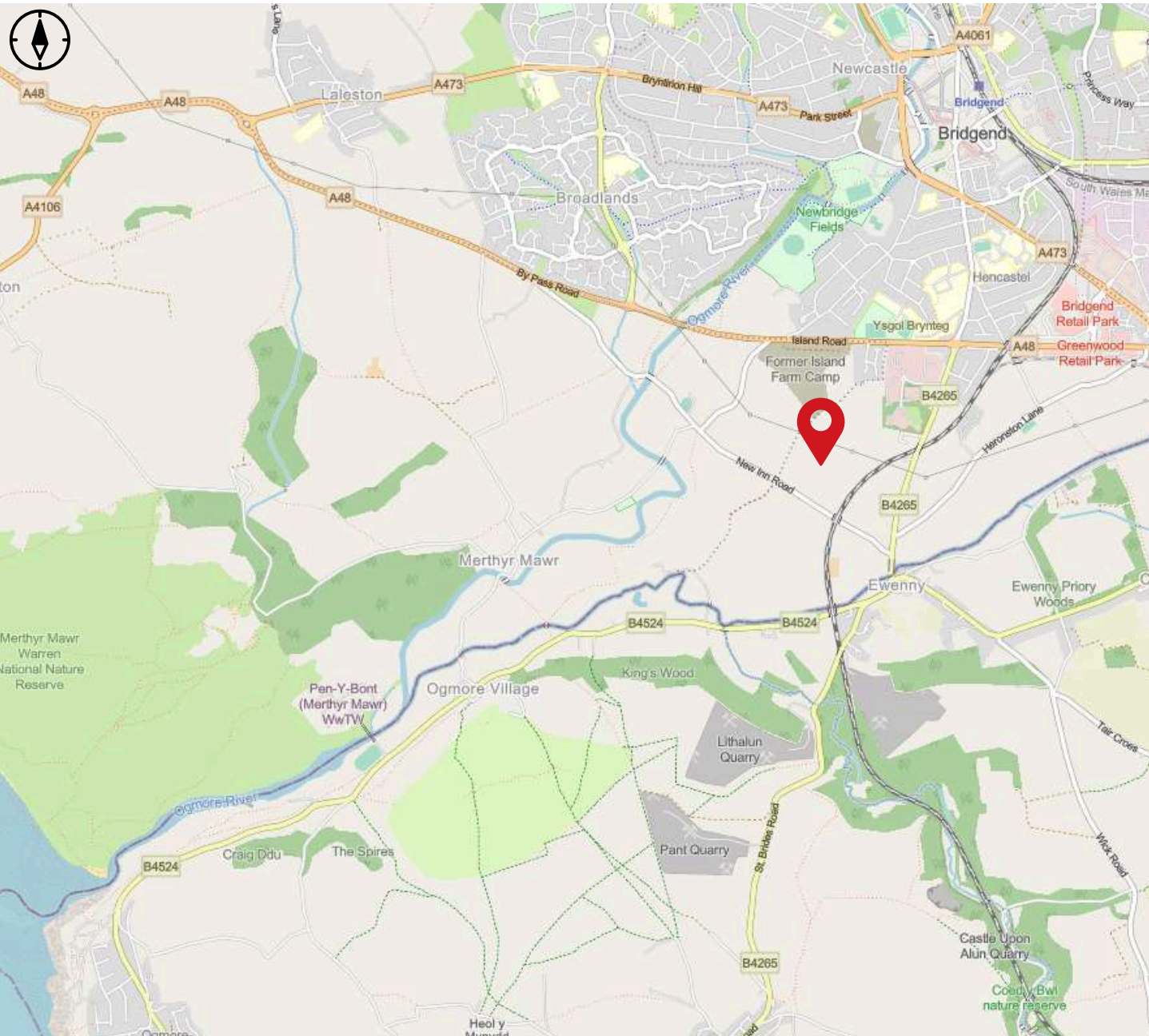
MERTHYR MAWR SAND DUNES



OGMORES CASTLE

ISLAND FARM

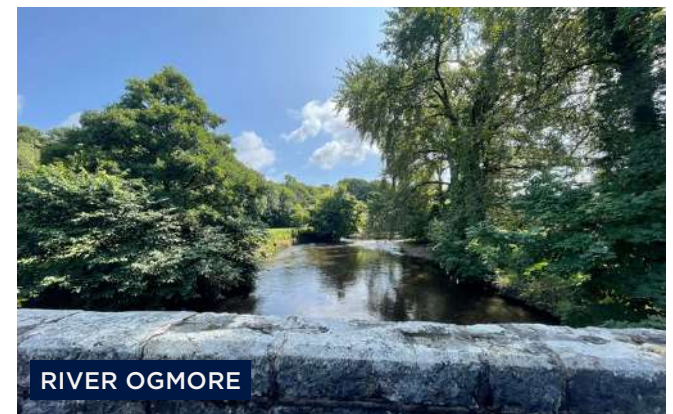
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BRIDGENG HIGH STREET



DUNRAVEN BAY



RIVER OGMORE

THE SITE

The Island Farm site comprises approximately 41.8 hectares (103.3 acres) excluding the tennis centre and site for the replacement Heronsbridge School.

The site consists of tree and scrub land to the north, arable farmland to the south and east and grazing land to the northeast.

The northern woodland section forms part of the Island Farm POW Camp Site of Interest for Nature Conservation (SINC). The SINC includes the land immediately to the south of the A48 which formed part of the former Second World War prisoner of war camp.

A single storey building (HUT 9) is Grade II listed and remains as the only surviving building from the camp.

Island Farm is designated for a comprehensive residential development driven by green infrastructure principles.

The development will feature a new primary school and an associated nursery, the relocation of Heronsbridge Special School, a tennis centre as well as leisure and recreational facilities. Additionally, the allocation will provide public open space, suitable community amenities, and ancillary commercial uses.

The masterplan framework identifies the primary access to be created off the A48 through the existing SINC which is to be retained for nature conservation and wildlife purposes.



PLANNING

The Property is allocated in the Bridgend Local Development Plan (LDP) 2018-2033 and identified under planning Policy PLA2 - Land south of Bridgend (Island Farm), Bridgend Sustainable Growth Area. This policy sets out expectations from the local authority as to how the site should come forward. This does not contain an indicative layout for Island Farm but has been driven by the masterplan proposals.

PLA2 identifies the Property able to accommodate up to 788 homes of which 20% are to be affordable. The masterplan outlines parcels with densities ranging from 35-40 dwellings per hectare to 55-60 dwellings per hectare.

The Replacement Local Development Plan (RLDP) identifies the site as starting to deliver homes from 2026/2027 and being delivered in full by 2032/2033 with no balance at the end of the RLDP period.

Further Policy PLA2 Expectations:

Tennis Centre

Received planning consent January 2023 (P/20/995/FUL). The application site extends to 5.42 hectares (13.4 acres) and proposes a high quality community indoor tennis centre, featuring 9 indoor and 6 outdoor tennis courts and an outdoor swimming pool.

The facilities will be designed to Lawn Tennis Association & Tennis Wales standards and will incorporate a café, gym, studio and health and rehabilitation services. Accommodation for Tennis Wales will also be provided in the centre. This development is to be delivered separately, by the landowner.

Primary School

PLA2 identifies that the site should make land available for a 1 form entry primary school with a co-located nursery across a 1.8ha site. A financial contribution in the form of a Section 106 agreement will also be sought for education provision;

Relocated Heronsbridge Special Education Needs School

4ha of land is to be made available to allow the relocation of Heronsbridge Special Education Needs School from its existing site at Ewenny Road. This is to be delivered by BCBC who are preparing a standalone application for full planning permission;

Leisure and Ancillary Commercial Uses

Policy PLA2 identifies that the site is to accommodate 4.3ha of land for leisure and ancillary commercial uses. Specific reference is made to a community indoor tennis centre and this benefits from planning permission under ref. P/20/995/FUL with the intention that this is delivered by the landowner;

Transportation Measures

Policy PLA2 outlines various highways and active travel requirements.

Key expectations include:

- Primary vehicular access into the site is from the A48
- New access to the relocated Heronsbridge Special Education Needs School and community indoor tennis centre is delivered through Bridgend Technology Park
- Section 106 contribution to fund a package of highways works
- Active travel improvements will be delivered along the A48 (and other routes).

For further planning information please make your own enquiries of Bridgend Council or contact Nick Heard at Savills: nheard@savills.com or 02920 368912.





TENURE

The development site is owned freehold by the seller under title numbers WA43682 and WA696483.

The seller has the benefit of options over the land adjacent to the A48 which will be required for access and ecology mitigation.

Part of the site is subject to a Farm Business Tenancy (FBT) agreement with the landowner and single tenant farmer. The tenancy agreement expired on 31st December 2024 but will be renewed on similar terms for a further 24 months subject to the Landlord retaining a 1 month break option throughout the term.

The site will be sold with full Vacant Possession upon completion.

Further information is available in the data room.

METHOD OF SALE

The site is available by a way of Informal Tender.

The Seller will consider receipt of proposals on the following basis:

- Unconditional Freehold Sale;
- Subject to Planning Sale of whole or parts
- Promotion (and Infrastructure Delivery) Agreement
- Hybrid Option Agreement

In all circumstances, interested parties are encouraged to identify opportunities of how land proposals can maximise land value through development programme via revaluation, market testing and/or overage provisions,

Tenders are to be received by no later than midday on **Friday 4th April 2025**.

Further information on the tender process and bidding requirements are included within the Instructions to Tenderers document provided in the data room.

VAT

The Property is elected for VAT and as such, VAT will be payable on the Purchase Price.



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VIEWINGS

Interested parties are requested to arrange viewings directly with Savills.

A series of viewing days will be arranged to enable access on to the site so parties can undertake a full inspection.

Please contact Savills for further information.

DATA ROOM

The following information is available upon request:

- Instructions to Tenderers
- Site Plans
- Planning Overview and Supporting Documents
- Site Investigation Reports
- Topographical Survey
- Ecological Appraisal
- Transport Appraisal
- Farm Business Tenancy Agreement
- Land Registry Title & Plan

CONTACT

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