

Craig-y-Parcau

MERTHYR MAWR, BRIDGEND, CF32 ONT

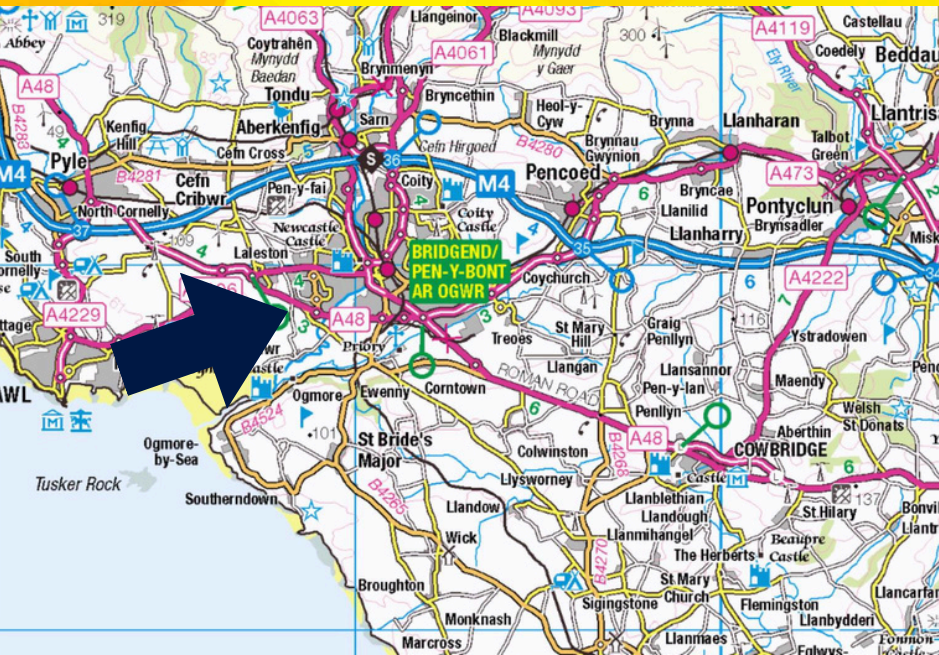
Greenfield Residential Development Opportunity



Site boundary for indicative purposes only

KEY HIGHLIGHTS

- Greenfield and part brownfield site extending to 16.31 acres (6.6 hectares).
- Allocated in the recently adopted Bridgend LDP for 108 residential units.
- 20% affordable housing planning policy requirement.
- Exceptionally attractive setting in a very sought after location.
- Strategically located approximately 1.8 miles south of Bridgend town centre and 5 miles east of junction 35 of the M4 motorway.



LOCATION

Craig-y-Parcau is strategically located on the southern fringe of Bridgend, approximately 1.8 miles south of Bridgend town centre and 5 miles east of junction 35 of the M4 motorway. Cardiff is 25 miles to the east, Swansea is 21 miles to the west.

The site is bordered to the north by the A48 with the main access into the site off the A48 at Broadlands roundabout. The site benefits from a secondary point of access off New Inn Road to the south.

Local amenities are available at Bridgend Retail Park, 1.7 miles to the east. Occupiers include Tesco Extra, Lidl, Homebase and Halfords. Further amenities are available in Bridgend town centre, with a number of local and national retailers in the town.

Schools within close proximity include Maes Yr Haul Primary School (0.5 miles) and Brynteg Comprehensive School (1.3 miles). Bridgend train station is approximately 2.2 miles to the north.

The site is related and well-connected to Island Farm, a large strategic mixed-use allocation located to the east. Island Farm is set to deliver 788 residential units, a 1F primary school, a nursery, large areas of public open space and leisure and ancillary commercial uses.

THE SITE

Craig-y-Parcau extends to approximately 16.31 acres (6.6 hectares) of predominantly greenfield land with stretches of hedgerows and mature trees which assist to screen the site along the boundary. Running north to south through the centre of the site is a narrow watercourse which serves to split the site to provide a 'western' and 'eastern' parcel.

The western parcel is predominantly grazing land. The eastern part of the site consists of a large area of grazing land, as well as the former Craig-y-Parcau boys home and the former Ty Afon boys home, which together have a combined floorspace of approximately 2,500 sq m (26,910 sq ft). Both buildings are vacant and in a poor and derelict condition. In addition, to the south of the site is land which previously comprised Llanerch residential home, however this building was demolished following extensive fire damage.

The site is bounded by the A48 to the north, the River Ogmore to the east (and a public footpath running adjacent to it), New Inn Road to the south and to the west by mature trees and further grazing land.

PLANNING STATUS

The site is allocated in the Bridgend Local Development Plan (LDP) 2018-2033 and identified as housing allocation COM1(1) for 108 residential units.

Planning policy requires 20% affordable housing provision as part of the proposed development.

For further planning information, please contact Nick Heard at Savills: nheard@savills.com or 02920 368912.

TENURE

Freehold.

Part of the site is subject to a lease to R & M Dyke (Civil Engineering) Ltd for 5 years commencing 6 September 2022. The Landlord has the option to determine the lease at any time with 6 months notice.

Part of the site is subject to a grazing license.

The site will be sold with vacant possession upon completion.



Illustrative Layout. Source: Roberts Limbrick





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VAT

The property is elected for VAT.

METHOD OF SALE

The site is available by Informal Tender.

Tenders are to be received by no later than midday on Wednesday 18th September 2024. Further information on the tender process is included within the Instructions to Tenderers document in the data room.

DATA ROOM

The following information is available upon request:

- Instructions to Tenderers
- Site plans
- Topographical survey
- Desktop geotechnical information
- Drainage strategy
- Ecology appraisal
- Utilities strategy
- Planning position statement

VIEWINGS

The site is securely fenced. 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.

CONTACT

For further information please contact:

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