

Pantlasau Farm

MORRISTON, SWANSEA, SA6 6NT

GREENFIELD RESIDENTIAL DEVELOPMENT OPPORTUNITY





KEY HIGHLIGHTS

- 26.5 hectare (65.48 acre) greenfield site
- Allocated as a Strategic Development Area in Swansea Council's Adopted Local Development Plan (LDP)
- Submitted as a Candidate Site in Swansea's Local Development Plan 2 (LDP2)
- Proposals include a mixed use residential led scheme of circa 600 units
- Sustainable location, 4.5 miles north of Swansea City Centre and close proximity to Junction 46 of the M4
- Offers are sought on a subject to planning basis via informal tender by midday on Wednesday 9th April 2025

SITE CONTEXT

Pantlasau Farm forms part of the Morris Estate and is held by the Trustees of Sir R A Morris Sketty Park Estate.

During the 1780's, Sir John Morris was responsible for laying out Morrison to a high density grid pattern, creating one of the first planned industrial towns in the UK. The quality of that scheme and the legacy it established is reflected in its designation as a Conservation Area today.

Pantlasau Farm has a total site area of approximately 26.5 ha (65.48ha) currently in agricultural use, primarily for sheep grazing. It has a gentle slope in its southern portion before plateauing out towards the north.

The site is very sustainably located between Clasemont Road (A48) and the M4 motorway, with Junction 46 just 0.5 miles to the west and the DVLA offices opposite the site. Morrison Golf Club adjoins the eastern boundary.

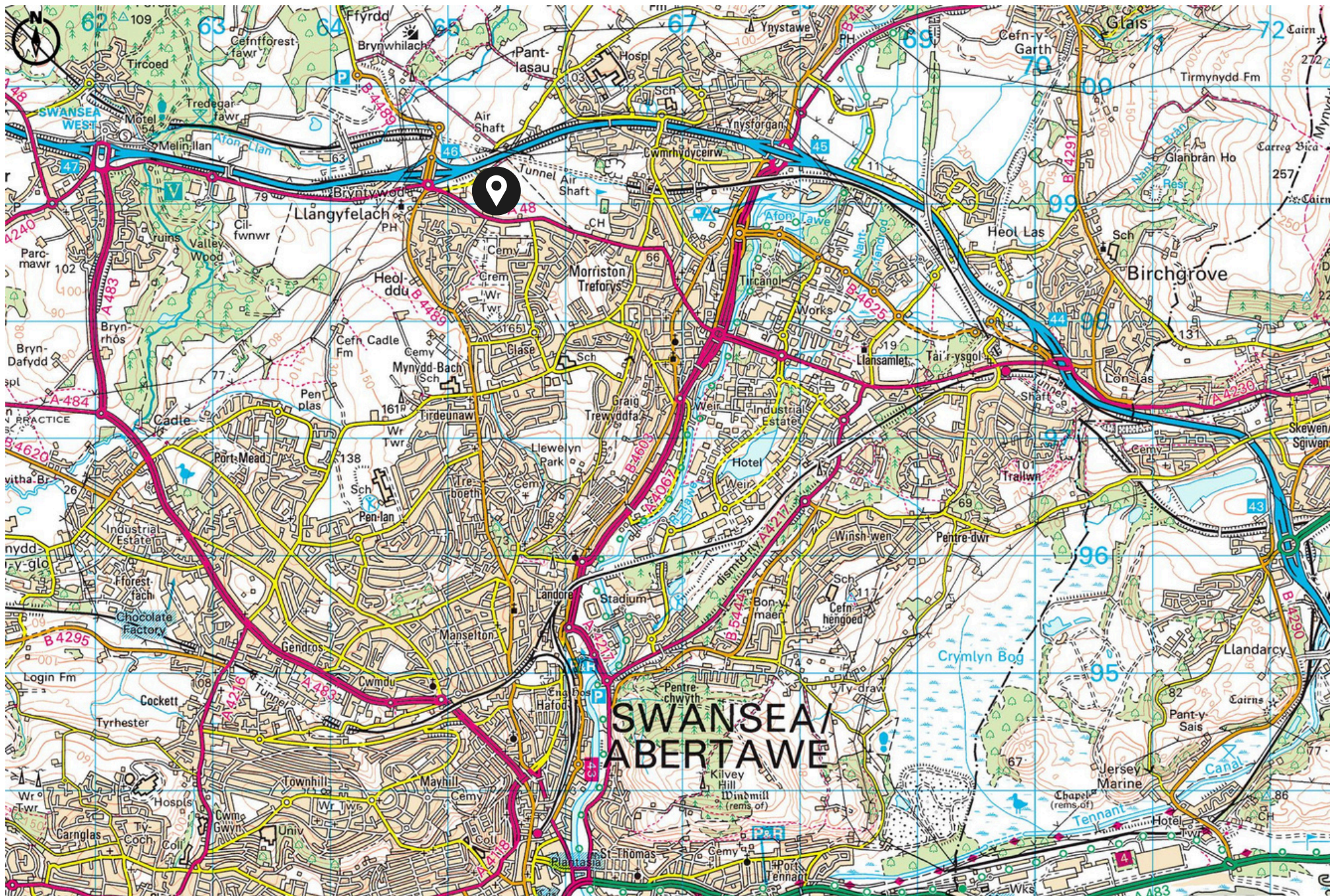
Pantlasau Farm is identified as a Strategic Development Area in the Swansea Local Development Plan (LDP) and more recently, the site has been submitted as a Candidate Site in the Swansea Council's Call For Sites for its Local Development Plan 2 (LDP2).

The proposals put forward as part of the Call for Candidate Sites is for a phased scheme of approximately 600 homes ranging from 1 bedroom flats to 4 bedroom houses together with a site for a primary school and a commercial hub both with prominent frontage off Clasemont Road.



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LOCATION

Pantlasau Farm is strategically located on the edge of Morrison, the largest community in Swansea. The site sits directly north of the A48 and benefits from close proximity to Junction 46 of the M4, approximately 0.5 miles to the east.

Pantlasau Farm is approximately 3.5 miles north of Swansea city centre, home to extensive retail and leisure amenities. Swansea Railway Station is also located in the city centre, offering regular and direct services to Cardiff Central, Newport, and further onwards to London Paddington in approximately 2hr 50min.

The site is located in a large employment area that includes the DVLA headquarters, one of the largest employers in Swansea, employing over 4,000 people. Morrison Hospital is also within the vicinity, 1.5 miles north of the site.

Morfa Shopping Park, approximately 3 miles south, provides significant amenities including a Morrisons, McDonald's, Nando's, Costa Coffee, Argos, Boots, TK Maxx, New Look, Next, Curry's and B&Q. Ospreys Rugby Stadium is also located 3 miles to the south.

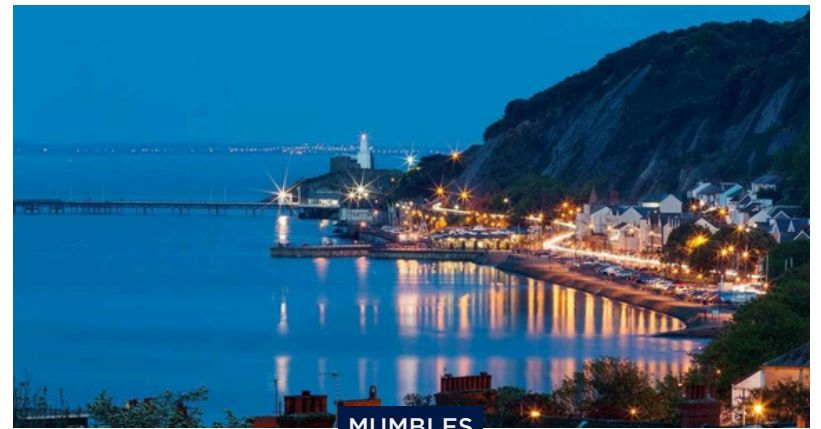
There are a number of schools in the vicinity including Llangyfelach Primary School (0.5 miles), Clase Primary School (1 mile), Bishop Vaughan Catholic School (1.2 miles), Ysgol Pen-Y-Bryn (1.2 miles) and Morrison Comprehensive School (2 miles).

The site is located immediately adjacent Morrison Golf Club and is within easy reach of the Gower Peninsula's popular sandy beaches, voted some of the best in the UK. The cosmopolitan village of Mumbles is just 8.5 miles to the south.



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THE SITE

Pantlasau Farm comprises a broadly triangular shaped parcel of greenfield land extending to approximately 26.5 hectares (65.48 acres).

The site currently comprises agricultural pasture and vegetated land. There are trees and hedgerows located along the periphery of the site and separating a number of informal field enclosures.

The site has a gentle slope in its southern portion before plateauing out towards its northernmost areas. The Nant Y Gors watercourse forms part of the western boundary and another watercourse along most of its eastern boundary.

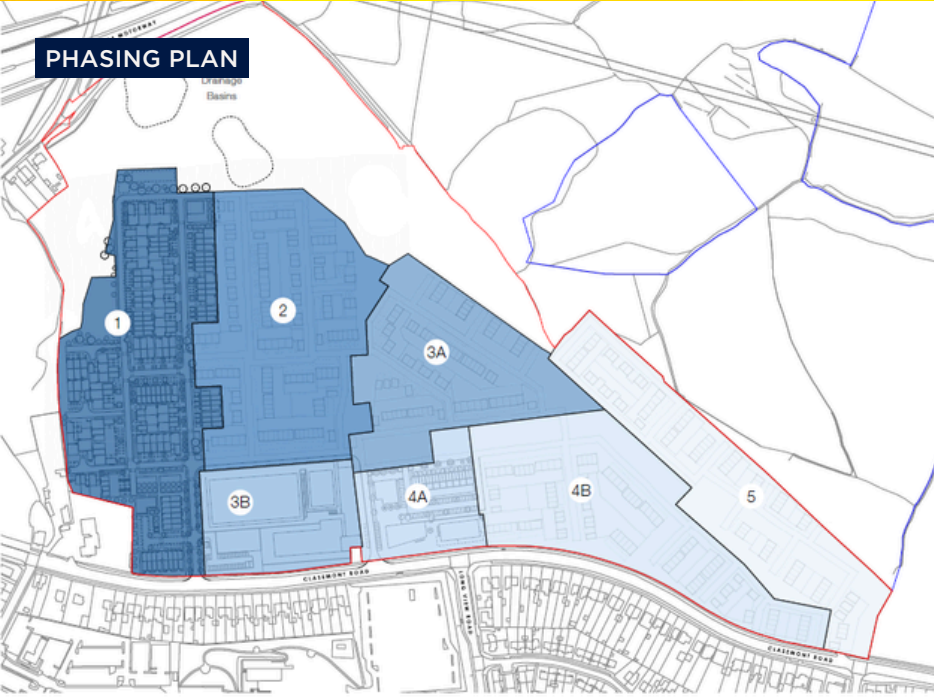
The area of the Site which stretches along the M4 corridor has extensive natural habitat with mature trees, undergrowth and open areas of meadow and marsh. The boundary with Clasemont Road has a low natural stone wall with a bank and dense hedgerow.

ILLUSTRATIVE MASTERPLAN



Key:
 Primary School and Nursery 1
 Primary School Playground 2
 Commercial Hub 3
 Key Public Green Space 4
 Orchard 5
 Clasemont Road 6
 M4 Motorway 7

PHASING PLAN



PLANNING

Pantlasau Farm is allocated within the Swansea Local Development Plan 2010-2025 under Policy SD.E for a comprehensive, residential-led development of up to 600 dwellings in total.

A formal Pre-Application Consultation was entered into in 2019 and the masterplan has been through two sessions at the Design Commission for Wales.

Screening and Scoping options were submitted under ref: 2023/0739/SCR and 2023/0740/SCO for a hybrid application comprising a detailed application for Phase 1 (140 units) and an outline application for the remaining phases (460 units, for two form entry primary school and nursery; provision of commercial hub, public open space and play provision).

More recently, the site has been submitted as a Candidate Site in the Swansea Council's Call For Sites for its Local Development Plan 2 (LDP2).

The proposed development was based upon a phased approach as illustrated on the phasing plan and comprised:

- Approximately 600 homes across full site (incorporating 15% affordable homes)
- Two Form-Entry Primary School with Nursery
- Commercial Hub
- 12no. Local Areas for Play (LAP)
- 2no. Local Equipped Areas for Play (LEAP)
- 1no. Neighbourhood Equipped Area of Play (NEAP)

METHOD OF SALE

The site is available by Informal Tender.

The preference is for a sale conditional upon receipt of planning permission. However, option proposals as well as promotion agreements will also be considered.

Tenders are to be received by no later than midday on Wednesday 9th April. Further information on the tender process is included within the Instructions to Tenderers document in the data room

VIEWINGS

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.

What3words: eats.erase.fallen

DATA ROOM

The following information is available upon request:

- Site Plans & Masterplan
- Topographical Survey
- Planning Information
- Grazing Licence
- Land Registry Title & Plans
- Instructions to Tenderers

Further technical information and reports have been prepared but are not in the ownership of the Seller. Further Information is provided in the Instructions to Tenderers document.

TENURE & OCCUPATION

The Site is currently occupied under the terms of a grazing licence. The Freehold of the Site with vacant possession will be available on completion.

VAT

The property has been elected for VAT.





CONTACT

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