



**LAND EAST  
OF PYLE**



## **PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY**

Land East of Pyle,  
Bridgend



## SUMMARY

- Major Strategic Residential Led Mixed-use Sustainable Urban Extension Development Opportunity (Subject to Planning Approval)
- 236.76 acres (95.81 ha)
- Replacement LDP Allocation (2018 -2033) - SP2 (5) / PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area for up to 2,000 residential units
- 15% affordable Housing
- 2 x Two Form Entry Primary Schools (via 5.7ha land provision)
- 1 ha of local 'hub' commercial uses of flexible A1-A3/D1 floorspace
- 8 ha of Green Infrastructure and Outdoor Recreation Facilities
- New Active Travel Routes



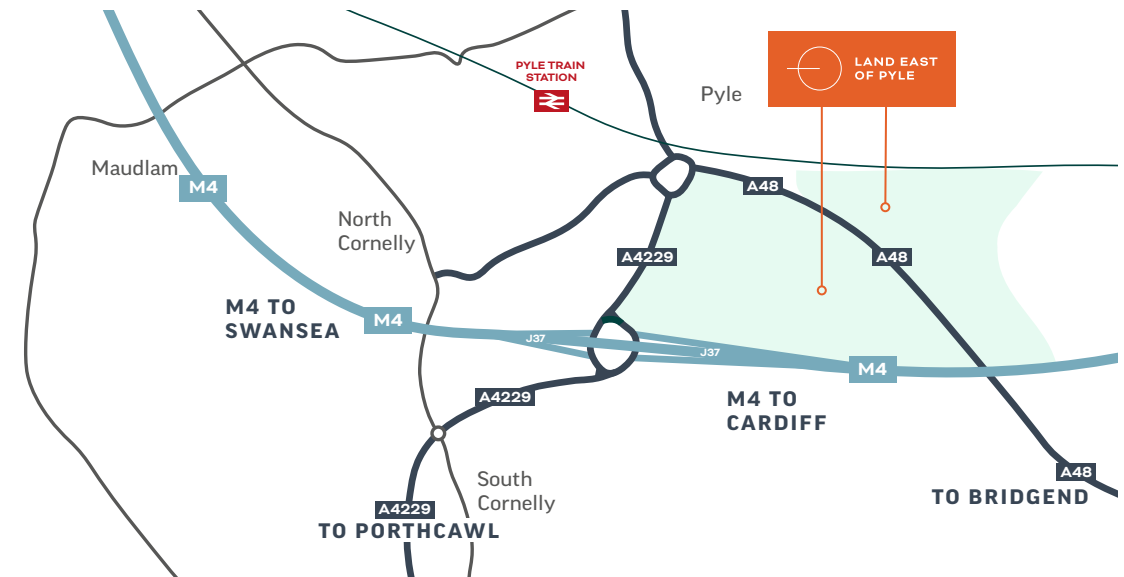
## LOCATION

The site is located in Bridgend County Borough to the East of Pyle and the A4229 and North of Junction 37 of the M4 Motorway. The A48 splits the site to the North and South. The nearby adjoining settlement are Kenfig Hill and North Cornelly.

The seaside town of Porthcawl is located approximately 2 miles South. Bridgend town is located approximately 4 miles East. Swansea is located approximately 16 miles West along the M4 and Cardiff is 25 miles to the East.

The site has easy access to the A48 (which bisects the site), and the M4 accessed at Junction 37, the site is also within close proximity to Pyle train station which is on the Swansea – London mainline (albeit, not a formal stop on the route) but provides frequent services to Swansea and Cardiff.

The site is located adjacent to a defined employment zone of Village Farm Industrial Estate.



**LAND EAST OF PYLE VIDEO** 

ALL MAPS ARE INDICATIVE ONLY

## DESCRIPTION

The site comprises green field land extending to approximately 236.76 acres (95.81 ha).

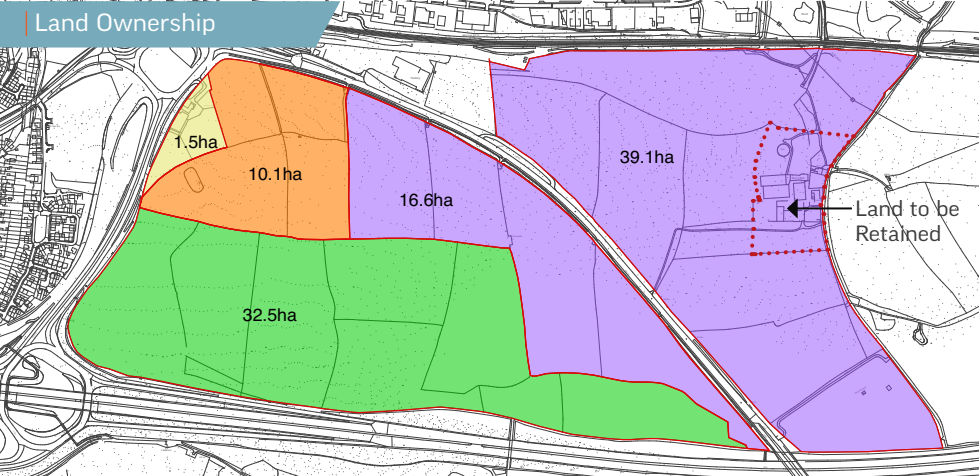
The four landowners have entered a Landowners Agreement and have self-funded the early Candidate Site promotion via the Bridgend Replacement Local Development Plan Review 2018 - 2033.

The RLDP was adopted on the 13th March 2024. The site is now Allocated under Policy SP2 (5) / PLA5.

### Masterplan



### Land Ownership



### Strategic Masterplan



## PLANNING

Policy PLA5 within the Bridgend County Borough Local Development Plan (2018-2033) aims to create a sustainable, mixed-use urban extension east of Pyle, accommodating around 2,000 residential units, including affordable homes, education facilities, leisure and recreation spaces, and commercial uses. The development will follow principles to ensure it integrates with the existing towns, enhances biodiversity, minimizes visual impact, promotes active travel, and includes a variety of housing densities. Additionally, it mandates the construction of infrastructure improvements, ecological management, and low carbon heating options to support sustainable growth.

The Bridgend County Borough Local Development Plan (2018-2033) delineates the strategic mixed-use regeneration site, specifying the site allocation for approximately 100 hectares of land for a residential-led scheme. This development will include a local commercial centre and two primary schools, emphasizing pedestrian and cycling connectivity improvements, including a new bridge. The plan outlines the necessity for active travel enhancements and highway modifications to accommodate the forecasted increase in residential units, while also detailing the requirements for ecological preservation, utilities, and archaeological considerations.

The site and associated options put forward are suitable and available for development. The site is located in close proximity to Bridgend which is defined as a 'strategic Hub' within the Cardiff Capital region Business Plan.

## SERVICES

Drainage connections, mains water, electricity, gas and telecommunication services are available in the area and full details will be provided within the utilities infrastructure report.

## INFORMATION PACK

An information pack is available on a dedicated data room website. Log in details will be provided following receipt of an initial expressions of interest. The following documents will be available (this list is not exhaustive):

- RLDP Candidate Site Submission
- Strategic Allocation Prospectus
- Landscape & Visual Appraisal
- Proposed Access and Technical Drawings
- Utilities Infrastructure Report
- Ground Investigation Report
- Title Report
- Masterplans

Within their appraisals, interested parties should allow for the technical findings with the information pack.

**DATAROOM ACCESS** →

**LAND EAST OF PYLE VIDEO** ▶



## METHOD OF SALE

The Landowners have entered a Landowner Agreement and are jointly seeking a Freehold disposal to a Developer on the most favourable terms.

The site is available by Informal Tender. Interested parties are advised to register their interest with the selling agents to be notified of the tender date when set.

Offers for an outright Freehold disposal as a whole or in parts will be considered, along with subject to planning permission offers. The Landowners are not seeking Planning Promotion or Option Agreement offers.

Expression of Interest are to be submitted via email to the Landowners Agents:

[jamesmordecai@hrt.uk.com](mailto:jamesmordecai@hrt.uk.com)

[andrew.gardner@coark.com](mailto:andrew.gardner@coark.com)

[leighton@elev8land.com](mailto:leighton@elev8land.com)

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## VIEWING ARRANGEMENTS

Viewing is strictly by appointment with the Landowners Agents. Interested parties should be aware inspections are made entirely at their own risk and the Landowners or their agents accept no liability arising from such inspections.

For further detailed information and data room access, please contact the Landowners Agents -



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## DATAROOM ACCESS



### SUBJECT TO CONTRACT

Herbert R Thomas or any other joint agent for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- i. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- ii. Herbert R Thomas or any other joint agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- iii. no employee of Herbert R Thomas or any other joint agent has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- iv. rents quoted in these particulars may be subject to VAT in addition;
- v. Herbert R Thomas or any other joint agent will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- vi. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements.