

# LAND AT FORMER EWENNY ROAD INDUSTRIAL ESTATE

Oakwood Drive, Maesteg, CF34 9TS



## Key Highlights

- 16.31 acre (6.6 ha) brownfield site.
- Resolution to grant outline planning permission for 201 residential units and employment/enterprise hub.
- 15% affordable housing and £8,000 financial contribution.
- Exempt from requiring SAB approval.
- Programme of enabling works to be completed by vendor.
- Tenders to be returned by Thursday 11th April 2024.

SAVILLS CARDIFF  
2 Kingsway  
Cardiff CF10 3FD

+44 (0) 2920 368 943

[savills.co.uk](https://www.savills.co.uk)

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## Background

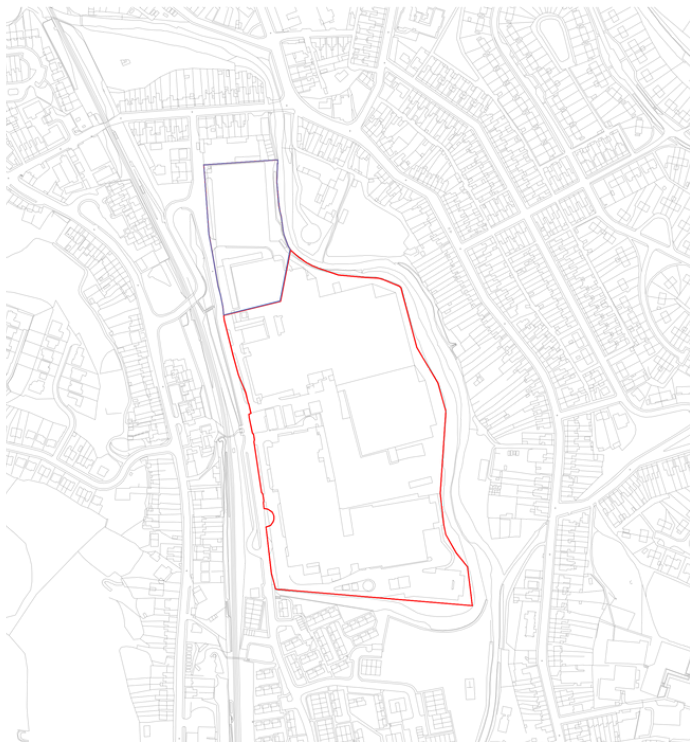
Vacant for more than a decade, the former Budelpack COSi and Cooper Standard site at Ewenny Road Industrial Estate has been awarded grant funding by Cardiff Capital Region (CCR) to help transform the site.

The vendor will use the funds over the coming months to carry out enabling works, preparing the site for re-development, making it suitable as a mixed-use development featuring new homes, retail opportunities, business enterprise units and reserving land for a future transport interchange as part of the wider Metro proposals.

While the development has been in the planning stages for a number of years, the site masterplan has been revised and the seller has updated the planning application, which now has the benefit of a resolution to grant, to ensure it can meet local housing, employment, and transportation needs.

## Property

The property available for sale comprises a broadly level, cleared brownfield site, extending to 16.31 acres (6.6 ha) and is outlined in red on the plan below. The property forms part of a larger site area of 19.03 acre (7.7 ha). The remaining part of the site, outlined blue, will be retained by Bridgend Council and reserved for development of the transport interchange and employment uses.



The site was previously occupied by general industrial uses (Budelpac COSi and Cooper Standard) which ceased in 2008 and, subsequently, the site was cleared of the former factory buildings.

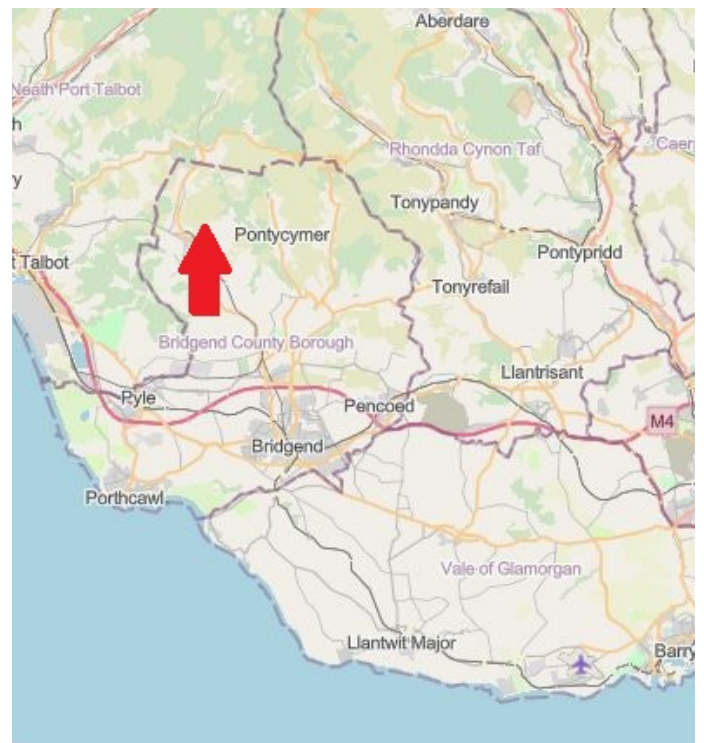
The site is accessed via Oakwood Drive to the west and bounded by the Llynfi River to the east.

## Location

The site is located in approximately 1 mile south east of Maesteg town centre, which is home to an array of local and some national retailers, coffee shops and eateries. There is also a Tesco, Asda and Aldi superstore within the town.

The site is located 7.5 miles north of J36 of the M4, which provides access to Bridgend (8.8 miles), Swansea (17 miles) and Cardiff (30 miles).

The site benefits from its close proximity to Ewenny Road Railway Station, which is located opposite the property and provides regular and direct train services to Cardiff city centre with a journey time of approximately 50 minutes.



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## Planning

In 2013 an outline planning application for the wider site was submitted under planning ref: P/13/808/OUT and was granted subject to conditions and the signing of a S106 agreement. This initial proposal was revised in an attempt to improve the viability of the scheme and the Development Control Committee resolved to defer the application for this revised scheme, in May 2016.

Since both 2013 and 2016 there has been an increasing focus on placemaking principles and ensuring these are at the heart of all new development. The LDP strategy promotes the site as a flexible regeneration opportunity to create a new mixed-use neighbourhood that can deliver much needed new homes, commercial and social facilities set within a pleasant environment that can capitalise on its riverside setting.

Under the same application (ref: P/13/808/OUT), the council has recently resolved to grant outline planning permission for a mixed use development comprising residential (201 units), employment/enterprise hub, retail, transport interchange, public open space, access, engineering operations and associated works subject to the signing of a S106 agreement.

The draft S106 agreement requires the following:

- 15% on-site provision of affordable housing;

- £8,000 financial contribution towards the costs of extending existing traffic regulation orders which prohibit parking or/loading/unloading on Oakwood Drive or the road linking Oakwood Drive to Bethania Street, in order to ensure that the streets remain free flowing;
- Provision of public open space incorporating a NEAP and informal open space within the site.

The local planning authority have confirmed that as the outline planning application was submitted before 7th January 2019 but not approved, there is no requirement for SAB approval.

A copy of the committee report is provided within the Information Pack.

## Enabling Works

CCR funding has been made available to undertake a programme of enabling works. The vendor is currently out to tender for these works and a full copy of the tender pack, which identifies the scope of the works is provided in the Information Pack.

The vendor anticipates that this programme of enabling works will be completed during 2024, allowing reserved matters applications to run in tandem with those works.



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## Tenure

The freehold interest is being offered for sale with vacant possession.

## VAT

The Property has been opted to tax for VAT purposes and as such VAT will be payable on the Purchase Price.

## Method of Sale

The site is available by informal tender with offers invited subject to completion of the Enabling Works as detailed within the Information Pack.

Tenders are to be received by no later than midday on Thursday 11th April 2024. Full details on the tender process, assumptions to be made and terms of offer are included with in the Instructions to Tenderers document within the Information Pack.

## Further Information

Further information is available via an electronic data room with access available upon request. The information available includes the following:

- Site Location Plan
- Site Plan
- Title Plan & Register
- Masterplan
- Planning documents
- Enabling Works Tender Pack

## Viewings

The site can be viewed from the adjoining highway boundaries but those interested parties who require access onto the site are required to make prior arrangements with Savills, the sole selling agent.



Image for illustration purposes only

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## Contact

**Scott Caldwell**  
+44 (0) 2920 368 943  
scaldwell@savills.com

**Abbey Bennett**  
+44 (0) 2920 368 926  
abbey.bennett@savills.com

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i' and 'l's having a distinctive shape. The logo is set against a yellow background.