Phase 8a, Parc Llanilid

LLANHARAN, RHONDDA CYNON TAF, CF35 5LH

Serviced development opportunity with reserved matters planning for 94 residential units





KEY HIGHLIGHTS

- Part of a larger established development in a sustainable location just 2 miles from Junction 35 of the M4.
- Fully serviced and remediated brownfield site with a net area of approximately 5.62 acres (2.27 hectares).
- Reserved matters planning for 94 residential units with only 12.77% affordable provision.
- No SAB commuted sums levied on the permitted scheme.
- No financial S106 or CIL obligations.
- Bid deadline **midday on Thursday 8th October 2026.**

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SITE CONTEXT

The site forms part of Persimmon Homes' Parc Llanilid strategic development. Parc Llanilid is a major brownfield regeneration site near Llanharan and Pencoed in Rhondda Cynon Taf.

Built on a former open-cast coal site, the multi-phase project integrates modern housing with community infrastructure, active travel routes, and extensive green spaces.

The consented masterplan identified a sustainable new community incorporating:

- Up to 1,850 new homes
- A new primary school and community facility
- Playing fields and recreational facilities
- A network of public open spaces, including NEAPs, LEAPs and LAPs
- Commercial and local centre uses to serve the growing community
- Extensive landscaping, drainage and supporting infrastructure

Persimmon Homes own the freehold interest and have been developing the site in phases since their acquisition in 2018. Phases 1-3 have been successfully delivered to date and phases 4 and 5 are currently under construction.

Phases 5-8 benefit from reserved matters planning for 543 units, under planning application ref: 19/1200/RES.

The proposed school site will be ready for handover to the council in Q1 2027 and construction of the Village Centre is expected to commence in 2028.

As part of their strategy, Persimmon have decided to offer Phase 8a for sale. The site benefits from planning permission for 94 residential units which includes 12.77% affordable provision.



Phase 8a, Parc Llanilid

LOCATION

Phase 8a forms part of the wider Parc Llanilid development, a major residential-led regeneration scheme strategically located between Llanharan and Pencoed in Rhondda Cynon Taf.

The site occupies a highly accessible location with excellent road and rail connectivity. Llanharan Railway Station is located 1.5 miles to the east and provides regular services to Cardiff Central, Bridgend and Swansea. Junction 35 of the M4 is located approximately 2 miles to the south-west, providing convenient access across South Wales including:

Location	Distance
Bridgend	5 miles
Cardiff	18 miles
Swansea	27 miles

Llanharan village lies approximately 1.5 miles to the east and provides a range of day-to-day amenities including convenience retail, public houses, cafés and local services. A wider range of shopping and leisure facilities are available at Talbot Green Retail Park, approximately 4 miles to the east, and Bridgend town centre and McArthurGlen Designer Outlet are situated approximately 6 miles to the south-west.

The site is well positioned to benefit from a range of recreational amenities, including extensive pedestrian and cycle networks connecting to the surrounding countryside. The rural landscapes of the Ely Valley are situated nearby and nearby coastline (c. 8 miles) can be reached by road.

The development is also well served by a range of educational facilities. Llanharan Primary School and Dolau Primary School are located within the immediate area. Y Pant Comprehensive School in Pontyclun and Pencoed Comprehensive School provide secondary education options nearby. The area benefits from easy access to higher education facility, Bridgend College, approximately 1 mile to the west. The proposed delivery of a new primary school as part of the wider Parc Llanilid masterplan will further enhance the educational provision available to future residents.



THE SITE & PROPOSAL

The property comprises an irregular shaped parcel of brownfield land extending to approximately 5.62 acres (2.27 ha). The site is broadly level and occupies a prominent position within the Parc Llanilid residential development.

The Seller will deliver a new spine road adjacent to the eastern boundary of the site to provide access to Phase 8a and further residential phases from the A473 (New Road).

The north of the site is bounded by proposed phases of the development to the east and part of the Llanharan Sustainable Transport Corridor has already been constructed to the south of the site, which will link to the A473 to the west.

The proposed scheme comprises 94 residential dwellings including 12 affordable housing units. The development will provide a mix of two, three and four-bedroom houses together with three apartment units.

Access and utility services will be delivered to the site boundary by the Seller. The servicing works are anticipated to be completed during 2027 with plot construction expected in 2028. Further information is available in the data room.

The Seller proposes a programme of Infrastructure and Remediation Works which is detailed in the data room.



Plan for indicative purposes only.

Accommodation Schedule				
Code	**Name**	**SQFT**	**Beds**	**No. of Units**
AL	Alnmouth	663	2	15
DA	Danbury	818	2	15
CT	Chiltern	889	2	4
GA	Galloway	948	3	12
KG	Kingley	976	3	7
SH	Sherwood	1010	3	9
SA	Saunton	1033	3	6
BW	Barnwood	1041	3	6
SV	Silverdale	1042	3	2
RI	Rivington	1098	4	9
BT	Brampton	1261	4	2
LB	Lambridge	1378	4	3
KI*	Kielder	1416	4	1
APT-SF	Apartment	1873		3
Total				**94**

Affordable Housing:
Social Rented - Apartments (Plots 64-66) & Saunton (Plot 63)
Intermediate - Danbury (Plots 13, 79 & 80), Chiltern (Plots 3 & 14) & Saunton (Plots 57-59)

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PLANNING STATUS

The former Llanilid open-cast coal site was allocated in Rhondda Cynon Taf's Local Development Plan as a major strategic mixed-use site (Site 123 / Key Site). The allocated earmarked the site for around 1,850 to 2,100 units, 500m2 net retail floor space, a medical centre, library / community facility, a new primary school and associated public open space.

Hybrid planning permission 10/0845/HYB, was approved in January 2016, granting permission for:

- A new community of up to 1,850 dwellings,
- A primary school,
- Local centre,
- Open space,
- Associated infrastructure.

Development has subsequently been delivered in phases through various reserved matters applications.

Reserved matters for application 19/1200/RES was granted in November 2025 for Phases 5-8, comprising 543 dwellings together with roads, landscaping, drainage, open space and affordable housing provision.

Decision Date	Milestone	Ref
Jan 2016	Hybrid planning application approved.	10/0845/HYB
Nov 2025	Reserved Matters approval for residential phases 5-8 (543 dwellings).	19/1200/RES

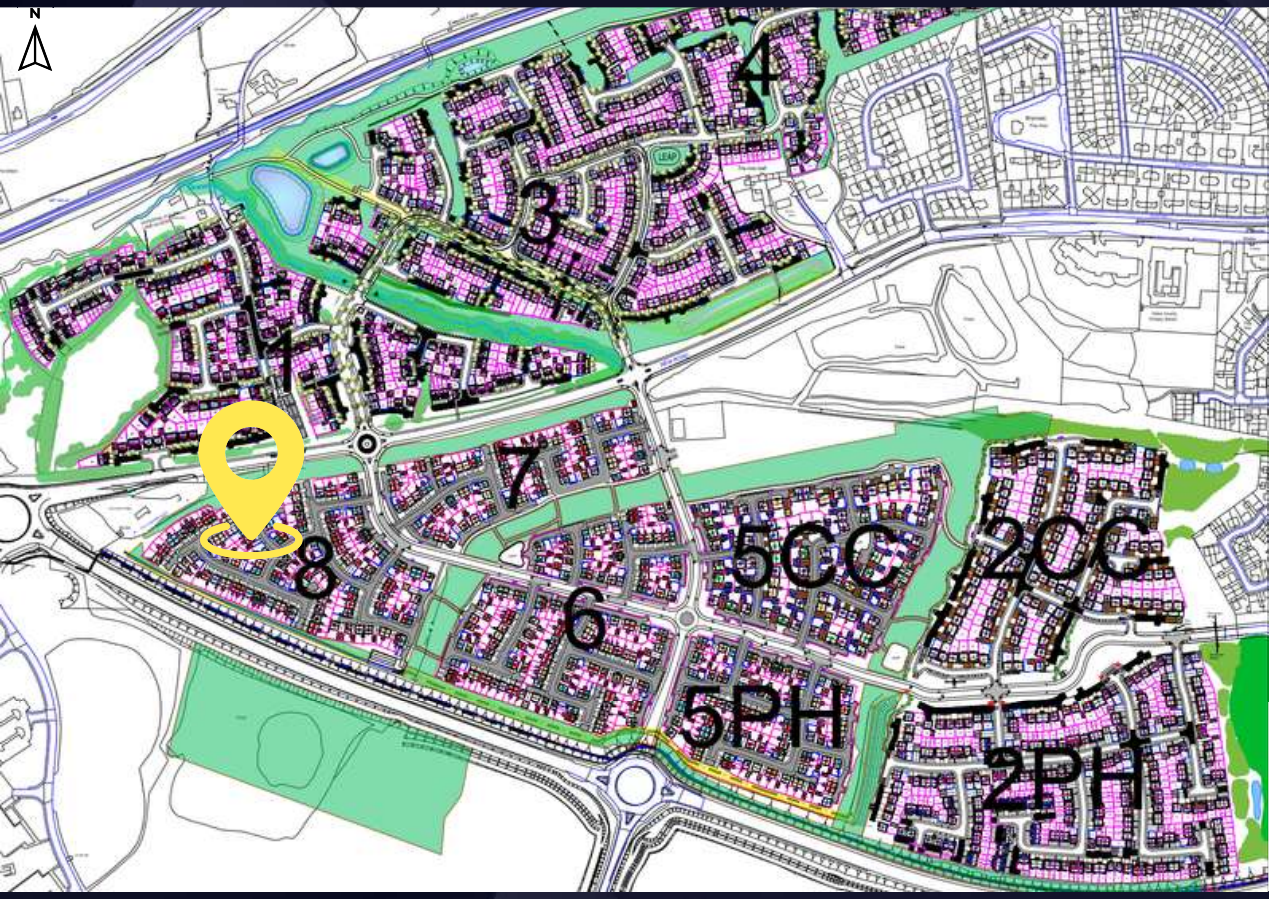
The scheme as permitted is exempt from SAB commuted sums and there will be no financial S106 or CIL obligations on the purchaser.

Further information is available in the data room.





Phase 8a, Parc Llanilid



TENURE

The site is owned freehold by Persimmon Homes forming part of title number CYM21040.

The site will be sold with full Vacant Possession subject to a licence granted in favour of the Seller to complete the remediation and infrastructure Works.

There is a Management Company operating across the wider development, details of which are provided in the data room.

VAT

The site will be opted for VAT.

METHOD OF SALE

The site is available by a way of Informal Tender.

Offers are invited on an unconditional basis only.

Tenders are to be received by no later than **midday on Thursday 8th October 2026.**

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

DATA ROOM

The following information is available upon request:

- Land Registry Title Register & Plan
- Site Layout Plan
- Permitted Accommodation Schedule
- House Type Floor Plans & Drawings
- Planning, CIL & S106 Information
- Highways & Engineering Plans
- Planting & Landscape Strategy
- Sellers Work Specification
- Tenderers Instructions



VIEWINGS

Viewings are strictly by appointment only and will need to be accompanied.

Please contact Savills for further information.

CONTACT

For further information please contact:

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