

Phase 2, Cottrell Gardens

BONVILSTON, VALE OF GLAMORGAN, CF5 6FU

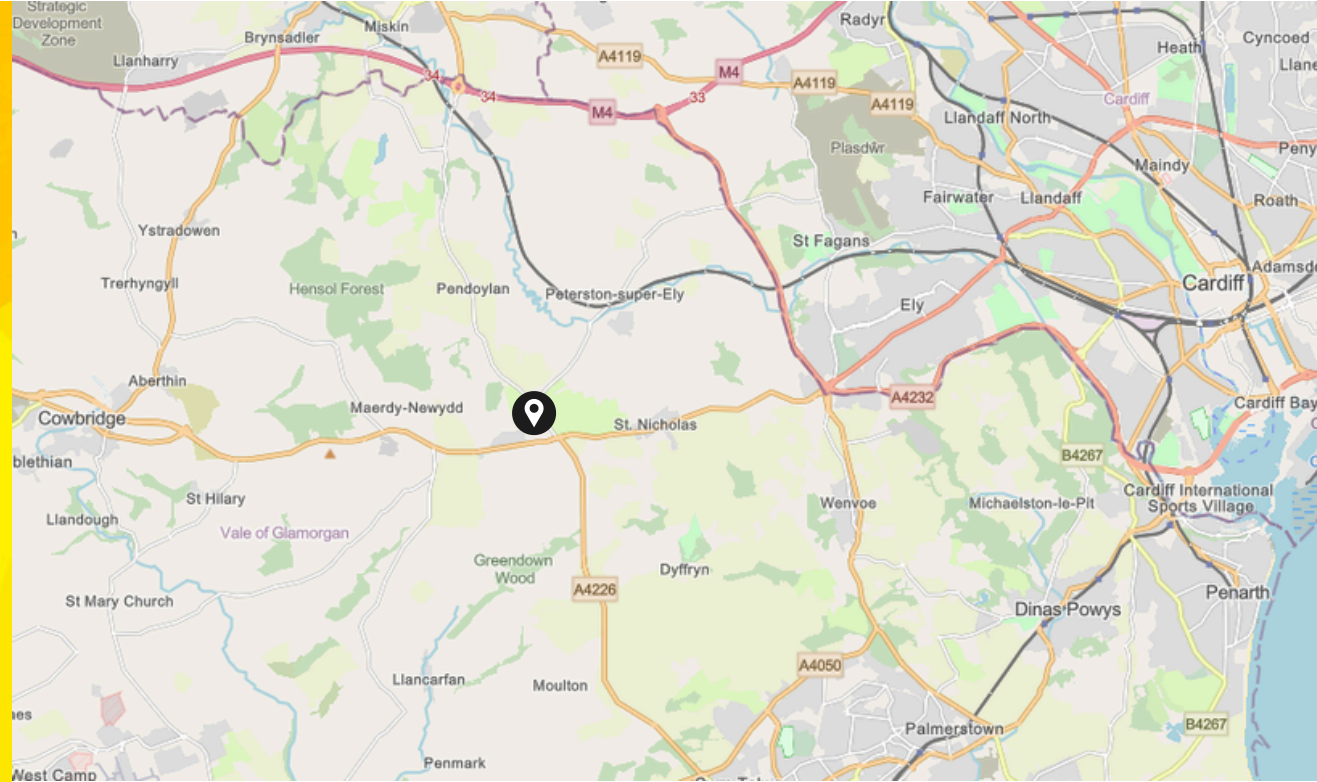
Serviced Greenfield Development Opportunity in Prime Vale of Glamorgan Village



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KEY HIGHLIGHTS

- Greenfield site benefiting from full planning permission for 80 residential dwellings
- Roads and services provided to boundary with no S106 financial contributions
- 30% affordable housing requirement
- Sought after Vale of Glamorgan village location, strategically located approximately 6 miles east of the market town of Cowbridge, 7 miles south of Junction 33 of the M4 motorway and 8 miles west of Cardiff city centre



LOCATION

Cottrell Gardens is situated in the sought after Vale of Glamorgan village of Bonvilston which provides excellent transport links to the market town of Cowbridge (6 miles), Cardiff City Centre (8 miles) and the M4 motorway at Junction 33 (7 miles).

The property occupies a prominent village location, fronting the A48 at the "Sycamore Cross" intersection and is bounded to the north by the landscaped grounds of Cottrell Park Golf Resort.

Village amenities include two public houses, the Old Village Shop & Café, the popular Baffle Haus coffee shop, Bonvilston Reading Rooms and Cottrell Park Golf Academy. Further amenities including Marks & Spencer, Tesco Extra, B&Q, TK Maxx as well as a number of fast food and coffee shop operators are available at Culverhouse Cross, approximately 3 miles to the east.

The nearest schools are located in the adjoining villages of St. Nicholas (1.2 miles) and Pendoylan (1.9 miles), both Church in Wales Primary Schools, with secondary school provision at Cowbridge Comprehensive, which was judged as "Excellent" in its most recent Estyn inspection. There are also a number of independent schools in close proximity including the Cathedral School, Howells, Kings Monkton, St. Johns College, Westbourne School and Cardiff Six Form College.

THE SITE

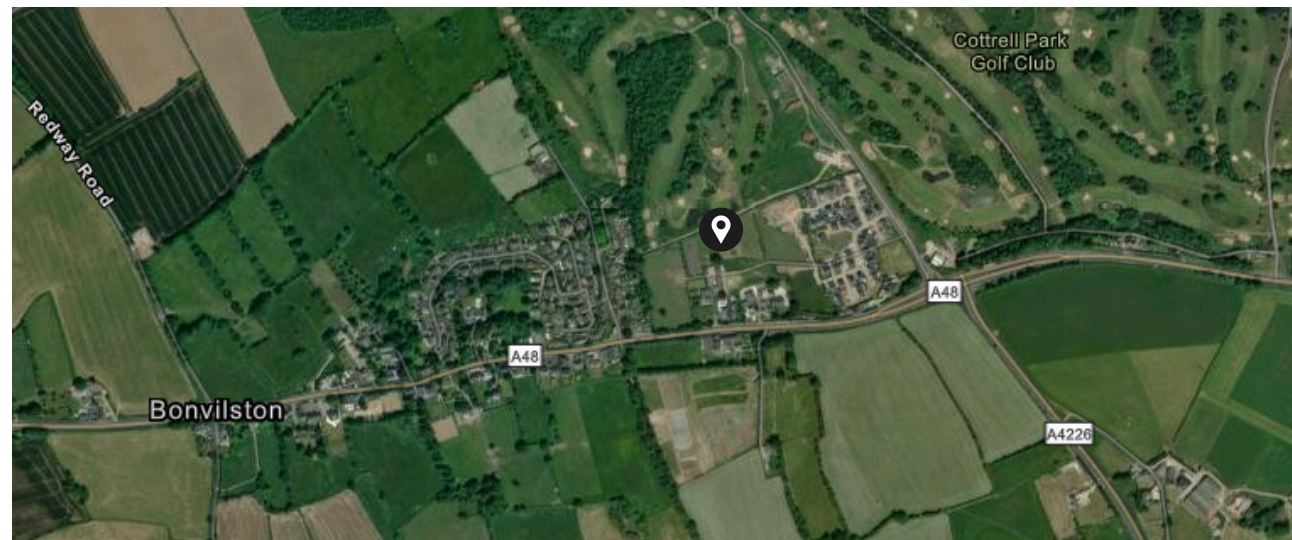
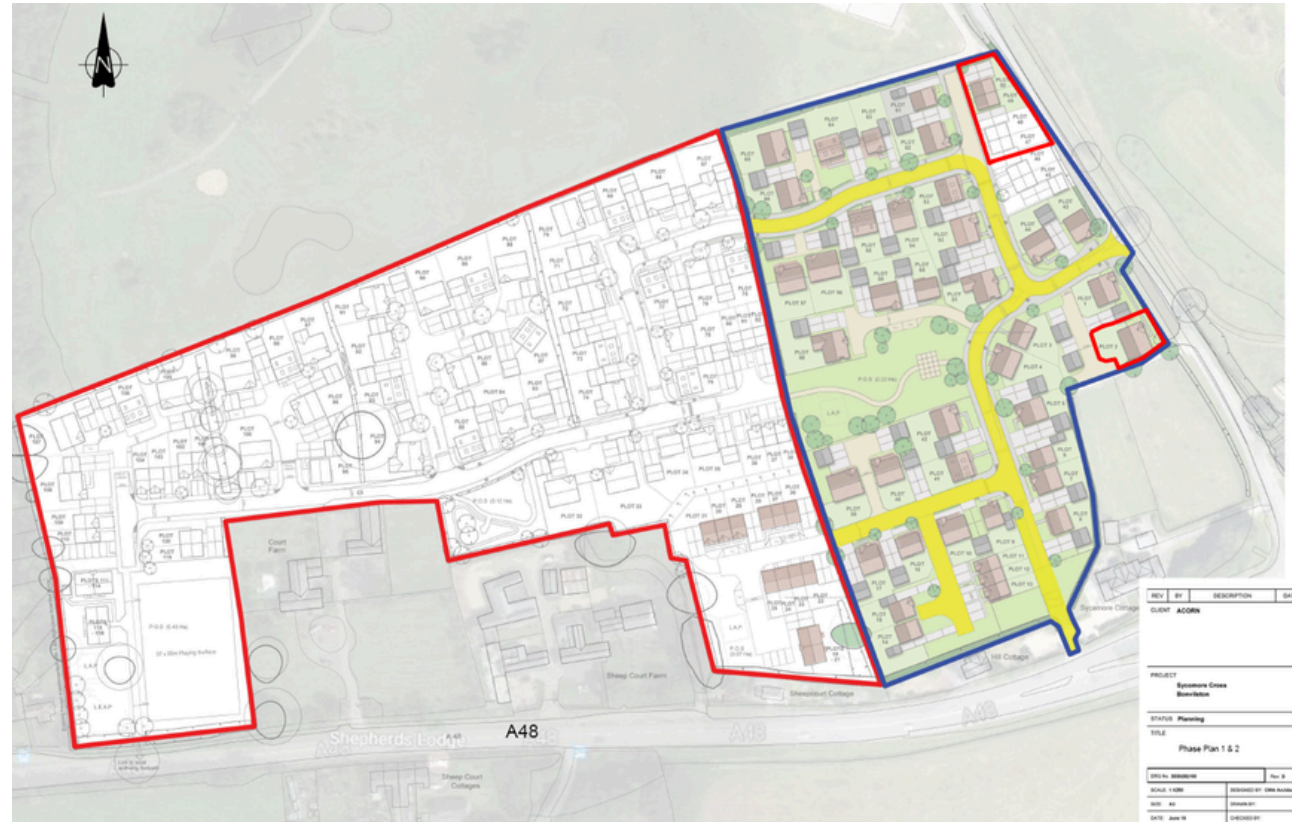
Cottrell Gardens comprises a residential development site with planning permission for 120 new homes. The first phase of 40 homes was developed by an SPV controlled by Acorn. As part of the first phase of development, works to the adjoining adopted highway and at the off-site sewerage treatment plant were completed to deliver capacity for the development, as well as the completion of on-site roads, services and public open space.

The property available for sale incorporates the remaining development plot comprising Phase 2 which benefits from roads and utility services to the site boundary. Phase 2 comprises 56 open market houses (including Plot 2 which is located on the Phase 1 development), 18 social rented units (including Plots 47-50 which are located on the Phase 1 development) and 6 low cost home ownership units. The site area is approximately 10.8 acres (4.37 ha).

The sale will also include the roadways, areas of public open space and residual land that form part of the Phase 1 development. Whilst technical approval has been obtained, the roads and public open space are not proposed for adoption and instead are intended to be vested in the management company.

A section 104 agreement in place for Phase 2 with an independent drainage connection point located at the south western corner of the site.

An aerial video of the development is available in the technical information pack.



PLANNING STATUS

Full planning permission for 120 homes was granted permission on 12th July 2017 under application 2015/00960/FUL. A number of non-material amendments have subsequently been approved in respect of the development and in July 2022 a S73 application was approved. This application made changes to the layout and house types as well as introducing new house types, albeit the number of dwellings remained the same.

A further S73 application was submitted in 2022, amending the house types and layout of the remaining plots forming Phase 2 (albeit maintaining the unit numbers). The council have resolved to grant the application subject to the signing of a deed of variation in respect of the S106 agreement.

A S106 agreement has been entered into which requires the following:

Obligation	Sum/Provision	Timescale	Status
Education Contribution	£500,000 Partially discharged, remaining sum to be discharged by seller prior to sale	Occupation of 10th dwelling	Discharged in full
Drainage Detailed Design Fee	£151,421.05	Commencement of Development	Discharged in full
Drainage Contribution (maximum amount)	£1,200,000	Occupation of 30th dwelling	Discharged in full
Highway Agreement	Improvement Works to Pendoylan Lane	Earlier occupation of 100th dwelling or 48 months from commencement of development	Discharged with snagging to be completed by the Seller prior to completion of the sale.
Affordable Housing	3 x 2 bed Intermediate (70% MV) 3 x 3 bed Intermediate (70% MV) 4 x 1 bed Social (42% ACG) 11 x 2 bed Social (42% ACG) 3 x 3 bed Social (42% ACG)	Occupation of 50th dwelling	Not discharged
Public Open Space	Submit Details of the Public Open Space Scheme	Prior to commencement of development	Discharged
Public Open Space	Implementation in accordance with the Scheme		Partially Discharged

SITE PLAN





TENURE

The freehold interest in the property which forms part of the land registered at HM Land Registry under title number CYM639971 is available with vacant possession.

VAT

The property is not elected for VAT.

VIEWINGS

Phase 2 is securely fenced. To arrange a viewing please contact Savills.

METHOD OF SALE

We are inviting unconditional bids only by way of Informal Tender.

Bids are to be received by no later than midday on Wednesday 1 April 2026. 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
- Planning Information
- Site Investigation Report
- Topographical Survey
- S38/S278 & S104 Agreements
- Aerial videography
- Title Information





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