

SOUTH WEST & WALES DEVELOPMENT



SAVILLS DEVELOPMENT 2025 DEALS

The Savills South West & Wales Development team transacted on 39 deals with capacity for more than 5,600 dwellings, with a total land value of £244 million.

Unlocking the best value at every stage of your development lifecycle.



COSMESTON FARM

Date	October 2025
Location	Penarth, Vale of Glamorgan
Existing use	Greenfield land, dormant quarry, former landfill site and Grade II Listed Farm Buildings
Size	62.4 acres
Summary	On behalf of the Welsh Government, an agreement for lease was exchanged STP with Barratt Redrow for a strategic residential opportunity. The scheme has resolution to grant permission for 576 dwellings.



BRISTOL ZOO GARDENS

Date	December 2025
Location	Clifton, Bristol
Existing use	Bristol Zoo Gardens
Size	11.4 acres
Summary	Landmark consultancy and disposal instruction on behalf of Bristol Zoological Society. Detailed planning for 196 dwellings within the historic zoo gardens. Proceeds from the disposal will be used to fund the first phase of construction at Bristol Zoo Project.



LAND AT MOUNT HINDRANCE FARM

Date	2025
Location	Chard, Somerset
Existing use	Agricultural land
Size	57.5 acres
Summary	Edge of town, residential-led, greenfield development site with planning for up to 295 dwellings, football pitch, training pitch, community sports pitch and a hub for local neighbourhood facilities.



SPECTRUM

Date	February 2025
Location	City Centre, Bristol
Existing use	Office building and car park
Size	1.75 acres / 166,000 sq ft
Summary	Prominent city centre office over six storeys. The long leasehold was acquired on behalf of Melburg for conversion into PBSA, delivering 401 beds.



CRAIG Y PARCAU

Date	July 2025
Location	Bridgend
Existing use	Former nursing home, school and agricultural land
Size	16.3 acres
Summary	Acting on behalf of the private landowner, contracts exchanged subject to planning with Bellway Homes. The site benefits from a housing allocation for 108 dwellings.



BRUNEL MANOR

Date	2025/26
Location	Torquay, Devon
Existing use	C1 & C3 use
Size	10 acres
Summary	Development and conversion opportunity with planning for 35 dwellings. Brunel Manor is Grade II Listed and was historically intended to be Isambard Kingdom Brunel's retirement home.

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COMPLETED

24 CATHEDRAL ROAD

Date September 2025
Location Pontcanna, Cardiff
Existing use Office building
Size 0.85 acres / 29,238 sq ft
Summary On behalf of a Singaporean fund, completed the freehold sale to a regional Building Contractor for residential redevelopment.



EXCHANGED

ST JOSEPH'S HOME

Date December 2025
Location Cotham Hill, Bristol
Existing use Vacant care home
Size 1.9 acres / 52,000 sq ft
Summary Vacant care home and grounds acquired for comprehensive refurbishment.



UNDER OFFER

LAND AT HAINBURY FARM

Date 2025
Location Fosse Way, Ilchester Somerset
Existing use Agricultural land
Size 19.3 acres
Summary Residential led, greenfield development site with resolution to grant planning for 200 dwellings, 1ha of employment and 0.5ha of local facility land.



ACQUISITION

NORTH EAST CARDIFF

Date June 2025
Location Cardiff
Existing use Greenfield land
Size 335 acres
Summary On behalf of Taylor Wimpey, exercised an option for the second phase of land on this major strategic site.



COMPLETED

SOUTHWICK COURT

Date June 2025
Location Trowbridge, Wiltshire
Existing use Grazing land
Size 46.5 acres
Summary Outline planning (granted at appeal) for up to 180 dwellings to the south of Trowbridge. Sold to Wain Homes.



COMING SOON

LAND SOUTH OF WEST HILL

Date Coming soon - Q1 2026
Location Wadebridge, Cornwall
Existing use Agricultural land
Size 38.1 acres
Summary Residential development site with a resolution to grant outline planning permission for up to 374 dwellings.



EXCHANGED

CHESTNUT TREE FARM

Date November 2025
Location Twigworth, Gloucestershire
Existing use Agricultural Land
Size 13.2 acres
Summary Promoted by Catesby Estates, the site has outline planning (granted at appeal) for 85 dwellings. Sold to Persimmon Homes.



COMPLETED

FILWOOD ROAD

Date December 2025
Location Fishponds, Bristol
Existing use Brownfield land
Size 10.9 acres
Summary With outline planning for 252 dwellings, the site was sold to Dandara on behalf of our client Graphic Packaging International.



OPTION

WEST OF SCHOOL LANE

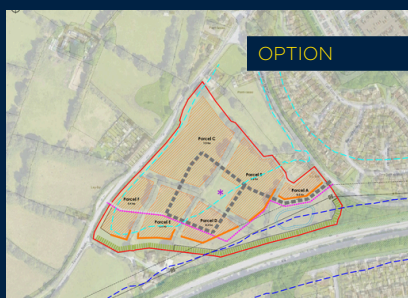
Date October 2025
Location Thorverton, Devon
Existing use Agricultural land
Size 4.5 acres
Summary On behalf of the landowner, negotiated and agreed on the terms of an option agreement to bring this strategic parcel forward on the southern edge of the village of Thorverton.

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HENGROVE LEISURE PARK

Date December 2025
Location Hengrove, Bristol
Existing use Retail park
Size 11.9 acres
Summary 321 affordable dwellings sold on behalf of AEW UK Core Property Fund to Keepmoat Homes.



PANTLASAU FARM

Date April 2025
Location Morriston, Swansea
Existing use Greenfield land
Size 15.6 acres
Summary Acting on behalf of a private estate, secured an Option Agreement with national house builder Bellway Homes.



SOUTH OF SALTERTON ROAD

Date Q4 2024
Location Littleham, Exmouth, Devon
Existing use Agricultural land
Size 119 acres
Summary Approached a select list to identify a promoter for the land, and to ultimately secure planning consent for a residential-led development.



ASHTON PARK

Date October 2025
Location Trowbridge, Wiltshire
Existing use Agricultural land
Size 437 acres
Summary Outline planning for an urban extension for c. 2,500 dwellings that will be delivered by Persimmon and Barratt Homes.



EWENNY ROAD

Date July 2025
Location Maesteg, Bridgend
Existing use Brownfield site
Size 16.3 acres
Summary Acting on behalf of Clowes and Bridgend CBC, contracts exchanged with Avant Homes and Valleys 2 Coast to deliver 186 new homes



TREVARNER FARM

Date June 2025
Location Wadebridge, Cornwall
Existing use Agricultural land
Size 41.5 acres
Summary Acting on behalf of a Private Landowner, we successfully negotiated a promotion agreement on this strategic site.



ST CHRISTOPHER'S

Date December 2025
Location Westbury Park, Bristol
Existing use Former school campus
Size 4.9 acres / 86,350 sq ft
Summary Former school campus offered for sale on behalf of Joint Receivers with potential for redevelopment for a range of uses (STP).



GLAN LLYN PHASE 2C

Date January 2025
Location Llanwrn, Newport
Existing use Cleared brownfield site
Size 10.6 acres
Summary Completion of the second drawdown to Lovell, forming part of their contract to acquire land with planning for 500 dwellings at Revantage's Glan Llyn development.



LAND AT GLOBE HILL

Date Coming soon - Q1 2026
Location Woodbury, East Devon
Existing use Agricultural land
Size 5.26 acres
Summary Prime greenfield development site with resolution to grant outline planning for up to 28 dwellings.

SOUTH WEST & WALES DEVELOPMENT



SAVILLS SOUTH WEST & WALES DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.

As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.

BRISTOL



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