

Llanmoor Development Co. Ltd

Land at Parc Llangewydd, West Bridgend

Statement of Confirmation in respect of Land Ownership & Control - Updated 14.10.20

Llanmoor Development Co. Ltd have been in negotiations with the various landowners and their respective agents since October 2018 with the objective of securing comparable terms between the parties and entering into a legally binding agreement that will secure the land holding for promotion via the LDP Review.

The various land parcels are identified on the attached Land Ownership Plan and each of the landowners have different interests in the land ie, productive farming, land obtained by inheritance and land bought as speculative investment – each of these interests will attract various taxation liabilities and as such, an onward sale / disposal needs to be carefully considered and managed with professional advice.

The above matters highlighted the need for the various landowners to agree a Landowners Equalisation Agreement in order that they could 'ring-fence' their respective interests and plan for their future taxation liabilities, in addition to entering into Land Option Agreements with Llanmoor Development Co. Ltd.

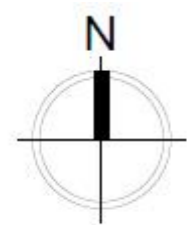
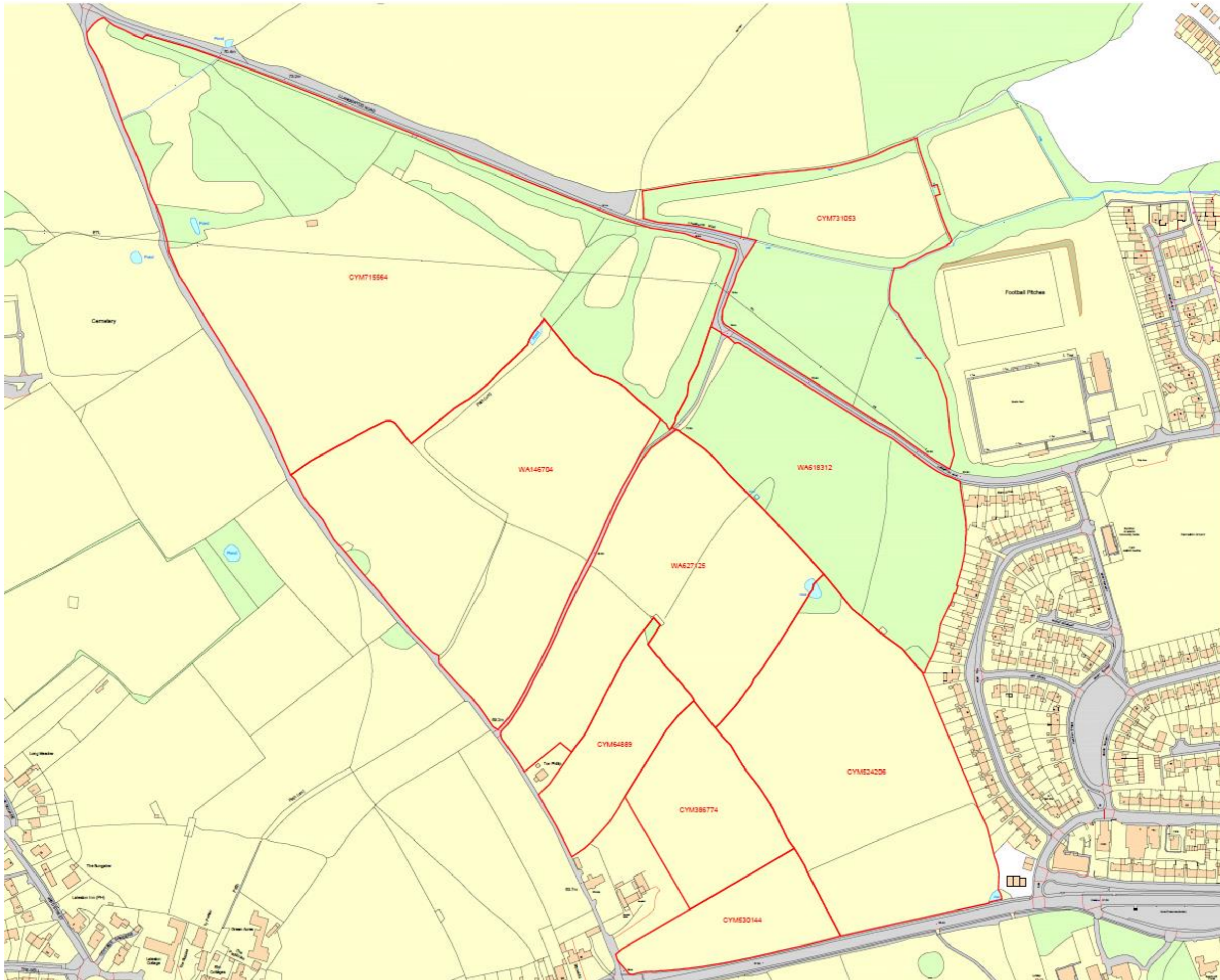
Llanmoor are now pleased to confirm that the Formal Joint - Landowner Agreement was legally exchanged and completed on Friday 9th October 2020.

As such, Llanmoor Development Co. Ltd now has complete control over the whole of the land holding being promoted through individual landowner Option Agreements as scheduled below and identified on the attached Land Ownership Plan, together with the formal Landowner Agreement which ensures the individual landowners are working together and the site can be delivered as a whole without any form of landownership constraint :

Title Number	Gross Acres / Ha
CYM 530144	3.35
CYM 386774	4.60
CYM 64889	3.49
CYM 524206	14.20
WA 627125	12.29
WA 146704	17.67
CYM 715564	35.45
Total	91.05 / 36.85Ha

Llanmoor has endeavoured to include the 2 other land parcels shown on the Land Ownership Plan into the fold, but we have been unable to agree commercially viable terms with either party to date for inclusion into the current land owners agreement. We do not consider that the exclusion of either of these land parcels will be detrimental to the key objectives and / or deliverability of this Strategic Site, but they may provide an opportunity to extend the into these parcels as part of a future development phase.

WA 146704	11.14
CYM 731053	11.93
Total	23.07 / 9.33Ha



REV	DESCRIPTION	DATE
CLIENT Llanmoor Homes		
JOB TITLE Parc Llangewydd		
DRAWING TITLE Land Ownership Plan		

SCALE @ A2 1:2500	DATE February '20	DRAWN BY PC
JOB NO. 1983	DRAWING NO. LOP-01	REVISION -



10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk

www.hammond-ltd.co.uk

© Hammond Architectural Limited 2017
Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.

