



# Promotion of Wind Turbine Development Site at Pant Howel Ddu Farm Briton Ferry Neath

An excellent site which we are instructed to promote on behalf of  
the landowner to the wind turbine developer market for the  
development of a multiple wind turbine scheme

Expressions of Interest and Outline Heads of Terms  
for the site are sought for the Lease of the Site



# Wind Turbine Development Site at Pant Howel Ddu Farm, Briton Ferry, Neath, SA11 2TY

**Powells Chartered Surveyors are instructed on behalf of the site owners to promote this site to the wind turbine developer market and seek Expressions of Interest and Outline Heads of Terms for an Option Agreement & Lease of the Site.**

**This site offers an excellent position for the development of a multiple turbine scheme. Initial information to assist developers with their appraisal of the site is set out herein.**

## Location

The site at Pant Howel Ddu Farm is situated in an excellent elevated position with an open aspect to the south and the west, overlooking Swansea Bay.

## Grid Reference

A central Grid Reference for the site is: SS763939.

## Description

The site comprises of a block of generally gradually sloping pasture land which is currently stock grazed. The land is elevated and open to the south, west and north aspects and very accessible from adjacent tracks or Pant Howel Ddu Farm. There are several more level areas to the east of the site. The main site area lies at a height above sea level of between 200m-300m.

## Site Plan & Area

An Ordnance Survey Site Plan showing the exact extent of our client's landholding is outlined in red on the front of these particulars. The area hatched blue on the plan is where we believe any turbine development is likely to be sited. This blue hatched area extends to 27.77 Hectares (68.63 Acres). This will however be subject to any constraints identified by the developer. The extent of the Option and Lease area is to be agreed with the selected developer.

## Access

There is currently access to the site via the drive to Pant Howel Ddu Farm, this however would be unsuitable for the construction of the site or future maintenance of the turbines. Both adjacent landowners have well established access tracks to the site and an easement for access is to be negotiated with either of the adjoining landowners. Discussions can be facilitated with the assistance of the site owners. We understand that either of the adjacent owners are receptive to discussions on this.

## Grid Connection

We understand existing three phase grid connections exist to the south and west of the site. It is for any developer to undertake their own investigations on the grid connection capacity and connection point. The M4 corridor is situated a short distance to the west of the site.

## Wind Speed Estimation

The NOABL Wind Speed Estimator Database indicates that the estimated mean annual wind speed for the 1km grid square (based on

grid reference SS763939) which is situated centrally on the site is around 6.3 – 6.6 m/s. This is provided as a guide only to demonstrate the quality of the site. Any developer is to satisfy themselves on the actual mean wind speed of the site. There is no existing data available.

## Expressions of Interest

We invite any developers that wish to consider an Option Agreement for the Lease of this site to register their interest with us and provide us with a written proposal following their technical appraisal of the site. We are also inviting Outline Heads of Terms for an Option Agreement & Lease to be put forward.

## Option to Lease Agreement

It is anticipated that an Option to Lease Agreement would be concluded between the successful developer and the site owners once Heads of Terms have been agreed. Please state the Option Term within your proposal. The Lease Term is to be agreed. The site has not been subject to any previous Exclusivity or Option Agreement.

## Option Fee

An Option Fee paid to the site owners on the completion of the Option Agreement is expected to form part of the Heads of Terms agreed with the successful developer.

## Annual Rent

Please indicate how the Annual Rent is intended to be calculated based on the proposal submitted. An indication or model of this provided from a worked example of the proposal is expected.

## Professional & Legal Fees

It is anticipated that the site owners, reasonable Professional and Legal Fees incurred in the negotiation of the Option and Lease Agreement will be agreed to be payable by the developer.

## Site Visits

Interested developers are welcome to undertake any site visits and non-intrusive surveys of the site but this is strictly by prior appointment and arranged through the agents only.

## Subject to Contract

These particulars are Subject to Contract and do not form any part of any contract. All agreed terms with the chosen developer will be documented within a detailed Agreed Heads of Term format.

## Further Information

Further information on this site please contact David Powell, Powells Chartered Surveyors on 01600 714140 or 07841 204060 or email david.powell@powellsrural.co.uk



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