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Award

Sale of Land at Upper Cosmeston Farm

Welsh Government

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-056805

Procurement identifier (OCID): ocds-h6vhtk-059aef

Published 16 September 2025, 9:53am

Section I: Contracting authority/entity

I.1) Name and addresses

Welsh Government

Government Office King Edward VII Ave

Cardiff

CF103NQ

Email

landdivisionhousingandregeneration@gov.wales

Country

United Kingdom

Region code

UKL22 - Cardiff and Vale of Glamorgan

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.gov.wales/>

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Sale of Land at Upper Cosmeston Farm

Reference number

C228/2025/2026

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The purpose of this VEAT is to inform the market that the Welsh Ministers, having undertaken a non-regulated tender (advertised in November 2023) and BDW Trading Limited (BDW) having been selected as the successful contractor in that non-regulated tender, intend to enter into various land transactions to dispose of an interest in land to BDW Trading Limited (BDW) and to enable BDW to deliver 576 homes on the land at Upper Cosmeston Farm, in the Vale of Glamorgan .

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKL - Wales

II.2.4) Description of the procurement

The purpose of this Transparency Notice is to inform the market that the Welsh Ministers intend to enter into various land transactions to dispose of an interest in land to BDW Trading Limited (BDW) and to enable BDW to deliver 576 homes on the land at Upper Cosmeston Farm, in the Vale of Glamorgan. Details of the land transactions are as follows:(i) a development agreement for the construction of residential units which requires the following to be entered into simultaneously: (a) the grant of the Lease (referred to in (ii) below); (b) completion of the Put Option Agreement and Call Option Agreement (referred to in (iii) below); and (c) completion of the Overage Agreement (referred to in (iv) below):(ii) a lease for a term of 13 years in relation to the land on which construction of the residential units may take place to include a conditional drawdown of that land;(iii) a Put Option Agreement and Call Option Agreement for the benefit of the Welsh Ministers affecting the last 10 residential units constructed or to be constructed on the land, the public realm land and any other land that has not been drawn down by BDW pursuant to the terms of the lease;(iv) an Overage Agreement securing an overage payment in favour of the Welsh Ministers of 50% of the amount by which the Actual Gross Development Value of the Residential Units on the land exceeds 110% of the Estimated Gross Development Value.

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

On 30 November 2023, the Welsh Ministers published on Sell2Wales a speculative notice advertising that they were undertaking a non-regulated tender process to appoint one or more development partner(s) to undertake the delivery of a residential led development at Upper Cosmeston Farm, with such notice being an open invitation for the submission of bids in response to the non-regulated tender. A number of bids were submitted in response to that non-regulated tender and following Welsh Ministers' evaluation of such bids BDW Trading Limited (BDW) were selected as the successful contractor.

The proposed transaction falls outside the scope of application of the Procurement Act 2023 and/or Public Contracts Regulations 2015 (the "Procurement Legislation") as the agreement is a land transaction (as further detailed below). As such, there is no requirement for the Welsh Ministers to publish any form of notice. However, Welsh Ministers are publishing this Transparency Notice in the spirit of transparency and openness.

The principal object of the agreement is the disposal of an interest in land by the Welsh Ministers to BDW. The performance of any works is merely incidental to the transfer of property. The Welsh Ministers are not imposing any legally enforceable obligations on BDW to deliver the project in the Development Agreement. Completion of the Lease, the Put and Call Option Agreements and the Overage Agreement is conditional upon the grant of planning permission for residential development and SAB consent being obtained by BDW pursuant to the terms of the Development Agreement. The Development Agreement does not contain any contractually enforceable obligations imposed by the Welsh Ministers which would require BDW to deliver the project or carry out any works. The lease grants the option to BDW during its term to purchase the freehold of those parts of the land upon which it has constructed residential units less the Excluded Property, which consists of the last 10 residential units constructed or to be constructed on the land and the public realm land. The drawdown of land under the Lease is conditional on certain conditions being satisfied. The Excluded Property is the part of the land to which the Put and Call Option and the Overage Agreement relate. The Put and Call Option grants the option for the Welsh Ministers to require BDW to take a transfer of the Excluded Property

and any other land which has not been drawn down by BDW at any time during the option term. The option term coincides with the term of the lease. The Overage Agreement is triggered on the earlier of either the date on which there are only 10 residential units to be constructed by BDW remaining on the land, or if there are any residential units constructed by BDW 15 years from the date of the Overage Agreement. Note - the estimated value set out in section [II] above states that the estimated value of the contract is £1. However, the Welsh Ministers shall not be paying any consideration to BDW and it is BDW who shall be paying consideration to the Welsh Ministers in respect of the land transaction, 50% of such amount payable upon completion of the lease and the remaining 50% payable 6 months following completion of the lease (together with possibility of an overage payment to the Welsh Ministers as described in the description above).

However, it is mandatory for Welsh Ministers to complete section [II] on the Central Digital Platform and the Welsh Ministers are unable to publish this VEAT notice without inputting some estimated contract value. Therefore readers of this notice should not place any reliance on section [II] above and, the Welsh Ministers are not paying any consideration to BDW.

The Welsh Ministers (i) are also issuing a Transparency Notice pursuant to the Procurement Act 2023 and (ii) will be issuing a Contract Award Notice pursuant to the Procurement Act 2023 in relation to the land transactions described in this VEAT notice.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

Title

Sale of Land at Upper Cosmeston Farm

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

12 September 2025

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

BDW Trading

Coalville

LE67 1UF

Email

natalie.covill@barrattredrow.co.uk

Country

United Kingdom

NUTS code

- UKL - Wales

Public Procurement Organisation Register

PWXQ-4875-ZMRW

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £1

Total value of the contract/lot/concession: £1

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom