News Release

ST.MODWEN
THE UK'S LEADING REGENERATION SPECIALIST

25 April 2014

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SECOND PHASE OF HOUSING UNDERWAY AT £1BN NEWPORT DEVELOPMENT

Leading UK regeneration specialist, St. Modwen, has today started work on the second phase of housing at its £1bn Glan Llyn development in Newport with its own house building brand, St. Modwen Homes.

The 47 new St. Modwen Homes properties will comprise a range of two, three and four bedroom homes, at the 600 acre flagship scheme, with a number of properties overlooking the pools and mature green landscape at the development. To officially mark the start of works, Ben Cook of St. Modwen Homes was joined on site by Cabinet Member for Regeneration and Development at Newport City Council, Councillor John Richards.

Ben Cook, Regional Residential Director for St. Modwen Homes, commented: "St. Modwen Homes is extremely proud to be making its Welsh debut at Glan Llyn, which is a flagship development for St. Modwen and a significant regeneration project for south Wales.

"With start of works underway, we will be looking to launch the first set of properties onto the market as early as this summer. With six active sites located across the UK, our unique designs and signature features, including full height windows, and a variety of render finishes and colours, go that extra mile to deliver high quality homes with unique character and beauty, which will stand the test of time for generations to come."

Just two years old, St. Modwen Homes has already experienced substantial success in the industry and was named Best Small Housebuilder at last year's national Housebuilder Awards, as well as winning awards for its house designs at its Locking Parklands development in Weston-super-Mare.

These properties will follow on from the success of the first phase of housing at Glan Llyn, being built by St. Modwen's joint venture partner, Persimmon Homes, where 102 out of the total 307 homes being built have now been sold and occupied.

Councillor John Richards, Cabinet Member for Regeneration and Development at Newport City Council, commented: “The start of works on the second phase of housing at the former Llanwern Steelworks site is a very positive development towards the creation of a thriving new community in this part of the city.

“We are committed to making Newport an attractive location to live, work and visit by bringing forward multi-million pound projects. Glan Llyn is an important element of the city’s growth strategy and St. Modwen’s continued commitment to the development demonstrates their optimism about Newport’s future.”

Glan Llyn is being developed by St. Modwen using a phased approach delivering 4,000 new homes and 6,000 new jobs over the next 20 years. The 600 acre site will provide a range of facilities including a new local centre offering leisure and retail space supported by new education facilities all surrounded by 80 acres of extensive open parkland.

Situated in a strategic location at the main gateway into South Wales, the former Llanwern Steelworks site will feature its own 100 acre business area, Celtic Business Park, making it a major provider of new office, industrial and warehouse space. St. Modwen has also made a multi-million pound commitment to develop and improve infrastructure, with new access roads planned to and from the site.

For more information on Glan Llyn, visit www.glanllyn-newport.co.uk. For more information on St. Modwen Homes’ current sites, its house designs and how the developer can help you buy a new home, visit www.stmodwenhomes.co.uk.

- ENDS -

Notes to Editors

St. Modwen Properties PLC

St. Modwen is the UK’s leading regeneration specialist. The company operates across the full spectrum of the property industry from a network of seven offices, a residential business and through joint ventures with public sector and industry leading partners.

The Company is focussed wholly upon regeneration with an outstanding 25 year track record of adding value by managing schemes through the planning process, remediating contaminated land and active asset management and development.

With extensive experience in dealing with complex and challenging sites, St. Modwen has a land bank of more than 5,800 net developable acres and is focused on the long-term development of commercial property and residential land.

St. Modwen's extensive national portfolio includes; the £2bn regeneration of New Covent Garden Market, London; the £1bn transformation of Longbridge, Birmingham and the on-going regeneration of over 2,500 acres of former industrial land in South Wales. For further information, visit www.stmodwen.co.uk

St. Modwen South Wales

St. Modwen's South Wales operations are run from an office in Avonmouth, Bristol. Here the regional team works across the company's vast regeneration project portfolio that comprises a total of 15 million sq ft of commercial accommodation and circa 11,600 homes across both regions.

In South Wales, St. Modwen is the largest private owner of brownfield land where it manages almost 4,000 acres (1,250 acres net developable land) on which it will build over 7 million sq ft of employment space and create circa 8,000 homes. The company is currently progressing five projects in South Wales, three of which – reaching from Neath Port Talbot to Swansea – are former BP sites that now amount to £2.75 billion worth of regeneration work and include the sustainable community of Coed Darcy and the proposed Science and Innovation Bay Campus with Swansea University. Also in South Wales, the company is responsible for redeveloping the former Llanwern steelworks into Glan Llyn, a new community to the east of Newport. Visit www.stmodwen.co.uk for further information.

St. Modwen Homes

St. Modwen is the UK's leading regeneration specialist. The company operates across the full spectrum of the property industry from a network of seven offices, a residential business and through joint ventures with public sector and industry leading partners.

The company's residential business is split into three distinctive areas; residential land sales, joint ventures, and its own house building brand, St. Modwen Homes.

St. Modwen Homes adopts a local developer mentality, allowing a design-led approach to be taken to both the built form and the external environment. This allows St. Modwen Homes to offer its purchasers a quality and more bespoke product which differentiates it from the larger national house builders, for example: typically, its houses have higher floor to ceiling heights and larger windows to maximise the feeling of light and height.

All St. Modwen Homes developments are attractive, vibrant and exclusive places where people can live, work and enjoy their leisure time. All are close to good transport connections, shops, schools and other essential services.

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AIL GAM TAI WEDI DECRHAU YN NATBLYGIAD £1BN CASNEWYDD

Heddiw, mae arbenigwr adfywio mwyaf blaenllaw'r DU, St. Modwen, wedi dechrau gweithio ar ail gam codi tai yn ei ddatblygiad £1bn, Glan Llyn, yng Nghasnewydd, gyda'i frand codi tai ei hun, Tai St. Modwen.

Bydd y 47 eiddo newydd Tai St. Modwen yn cynnwys ystod o gartrefi dwy, tair a phedair ystafell wely, yn y cynllun blaenllaw 600 erw, gyda nifer o dai'n edrych dros olygfeydd o'r pyllau a thirwedd werdd aeddfed y datblygiad. Er mwyn nodi'n swyddogol gychwyn y gwaith, ymunwyd â Ben Cook o Dai St. Modwen ar y safle gan yr Aelod Cabinet ar gyfer Adfywio a Datblygu yng Nghygnor Dinas Casnewydd, y Cynghorydd John Richards.

Meddai Ben Cook, Cyfarwyddwr Rhanbarthol Preswyl Tai St. Modwen Homes: "Mae Tai St. Modwen yn arbennig o falch i fod yn cychwyn arni yng Ngymru yng Nglan Llyn, sy'n ddatblygiad blaenllaw i St. Modwen ac yn brosiect adfywio sylweddol ar gyfer de Cymru.

"Wrth i'r gwaith ddechrau mynd rhagddo, byddwn yn gobeithio lansio'r set gyntaf o eiddo ar y farchnad mor gyflym â'r haf eleni. A ninnau'n gweithio ar chwe safle fyw ledled y DU, mae ein cynllunau unigryw a'n nodweddion arbennig, gan gynnwys ffenestri uchder llawn a dewis o liwiau a gorffeniadau rendrad, yn mynd yr ail filltir i ddarparu cartrefi o ansawdd uchel sy'n meddu ar gymeriad a harddwch unigryw, a fydd yn dal prawf amser am genedlaethau."

Er mai dim ond dwy flwydd oed ydw'r cwmni, mae Tai St. Modwen eisoes wedi profi llwyddiant sylweddol yn y diwydiant, a chafodd ei enwi'n Adeiladwr Tai Bychan Gorau yng Ngwobrau Adeiladwyr Tai cenedlaethol y llynedd. yn ogystal ag ennill gwobrau am ei gynlluniau tai yn natblygiad Locking Parklands yn Weston-super-Mare.

Bydd yr eiddo hyn yn dilyn ô-troed llwyddiant cam cyntaf y tai yng Nglan Llyn, a adeiladwyd gan bartner menter ar y cyd St. Modwen, Persimmon Homes, ble mae 102 o'r 307 cartref

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sy’n cael eu hadeiladu yno eisoes wedi’u gwerthu a phobl yn byw ynddynt.

Meddai’r Cynghorydd John Richards, Aelod Cabinet ar gyfer Adfywio a Datblygu yng Nghygnor Dinas Casnewydd: “Mae dechrau ar ail gam y gwaith codi tai ar gyn-safle Gwaith Dur Llanwern yn ddatblygiad cadarnhaol iawn tuag at greu cymuned ffyniannus newydd yn y rhan hon o’r ddinas.

“Rydym wedi ymroi i wneud Casnewydd yn lleoliad deniadol i fyw a gweithio ynddo ac i ymweld ag ef, drwy gyflwyno prosiectau sy’n werth miliynau o bunnoedd. Mae Glan Llyn yn elfen bwysig yn strategaeth dwf y ddnas ac mae ymrwymiad parhaus St. Modwen i’r datblyngiad yn dangos eu hyder ynghylch dyfodol Casnewydd.”

Mae Glan Llyn yn cael ei ddatblygu gan St. Modwen gan ddefnyddio dull cam wrth gam, gan ddarparu 4,000 o gartrefi newydd a 6,000 o swyddi newydd dros yr 20 mlynedd nesaf. Bydd y safle 600 erw yn darparu ystod o gyfleusterau gan gynnwys canolfan leol newydd yn cynnig gofod hamdden a manwerthu, a’i gefnogi gan adnoddau addysg newydd, a’r cyfan wedi’i amgylchynu gan 80 erw o dir parc agored helaeth.

Ac yntau wedi’i leoli mewn lleoliad strategol ger y brif fynedfa i dde Cymru, bydd cyn-safle Gwaith Dur Llanwern yn cynnwys ardal fusnes 100 erw, Parc Busnes Celtic, gan olygu y bydd y safle’n ddarparwr pwysig o ran gofod swyddfa, diwydiant a warws newydd. Mae St. Modwen wedi gwneud ymrwymiad sy’n werth miliynau o bunnoedd yn ogystal i ddatblygu a gwella isadeiledd, gyda chynlluniau ar gyfer ffyrdd mynediad newydd i’r safle ac oddi arno.

Am ragor o wybodaeth am Lan Llyn, ewch i www.glanllyn-newport.co.uk. Am ragor o wybodaeth am safleoedd presennol Tai St. Modwen, cynlluniau’r tai a sut y gall y datblygwr eich helpu chi i brynu cartref newydd, ewch i www.stmodwenhomes.co.uk.

- DIWEDD -

Nodiadau i Olygyddion

St. Modwen Properties PLC

St. Modwen yw prif arbenigwr adfywio’r DU. Mae’r cwmni’n gweithredu ar draws sbectrwm llawn y diwyniant eiddo drwy rwydwaith o saith swyddfa, busnes preswyl a thrwy gyfrwng mentrau ar y cud gyda phartneriaid blaenllaw o’r sector gyhoeddus a’r diwydiant.

Mae'r Cwmni wedi llwyr ganolbwyntio ar adfywio, ac mae'n meddu ar record eithriadol dros 25 mlynedd o gynyddu gwerth drwy reoli cynlluniau drwy'r broses gynllunio, adfer a gwella tir a lygrwyd a rheoli asedau a datblygu gweithredol.

Gan feddu ar brofiad helaeth o ddelio â safleoedd cymhleth a heriol, mae gan St. Modwen fanc tir sy'n cynnwys dros 5,800 erw net datblygadwy, ac mae'n canolbwyntio ar ddatblygu eiddo masnachol a thir preswyl yn yr hir dymor.

Ymhlith portffolio cenedlaethol helaeth St. Modwen y mae: adfywiad £2bn Marchnad Covent Garden Newydd, Llundain; trawnsewidiad £1bn Longbridge, Birmingham a'r gwaith sydd wrthi ganddynt ar hyn o bryd o adfywio dros 2,500 erw o hen dir diwydiannol ar draws de Cymru. Am ragor o wybodaeth, ewch i www.stmodwen.co.uk

St. Modwen De Cymru

Gweinyddir St. Modwen De Cymru o swyddfa yn Avonmouth, Bryste. Yn y fan hon, mae'r tîm rhanbarthol yn gweithio ar bortffolio prosiectau adfywio enfawr y cwmni, sy'n cynnwys cyfanswm o 15 miliwn troedfedd sgwâr o eiddo masnachol a rhyw 11,600 o gartrefi ar draws y ddwy ranbarth.

Yn Ne Cymru, St. Modwen yw'r perchennog preifat mwyaf o dir llwyd, ble mae'n rheoli bron i 4,000 erw (1,250 erw o dir datblygadwy net) ble y bydd yn adeiladu dros 7 miliwn troedfedd sgwâr o ofpd cyflogi a chreu rhyw 8,000 o gartrefi. Mae'r cwmni'n symud pum prosiect yn eu blaenau ar hyn o bryd yn ne cymru, ac mae tri o'r rhain – o Gastell-nedd Port Talbot i Abertawe – yn gyn-safleoedd BP sy'n cwmpasu cyfanswm o waith adfywio gwerth £2.75 biliwn, ac sy'n cynnwys cymuned gynaliadwy Coed Darcy a Datblygiad Gwyddoniaeth a Menter Campws y Bae gyda Phrifysgol Abertawe. Hefyd yn ne Cymru, mae'r cwmni'n gyfrifol am ddatblygu cyn-safle Gwaith Dur Llanwern a'i droi'n Glan Llyn, cymuned newydd i'r dwyrain o Gasnweydd. Ewch i www.stmodwen.co.uk am ragor o wybodaeth.

Tai St. Modwen

St. Modwen yw prif arbenigwr adfywio'r DU. Mae'r cwmni'n gweithredu ar draws sbectrwm llawn y diwyniant eiddo drwy rwydwaith o saith swyddfa, busnes preswyl a thrwy gyfrwng mentrau ar y cyd gyda phartneriaid blaenllaw o'r sector gyhoeddus a'r diwydiant.

Rhannwyd busnes preswyl y cwmni'n dair rhan ar wahân; gwerthiant tir prewyl; mentrau ar y cyd, a'r brand adeiladu tai y mae'n berchen arno, Tai St. Modwen Homes.

Mae Tai St. Modwen yn mabwysiadu meddylffryd datblygwr lleol, gan adael i ddull a arweinir gan y dyluniad gael ei gymryd o ran y ffurf a adeiledir a'r amgylchedd allanol. Mae yn hyn caniatâu i Dai St. Modwen gynnig cynnyrc mwy safonol a phersonol i'w brynwyr sy'n ei osod ar wahân i adeiladwyr tai cenedlaethol mwy, er enghraifft: bydd gan y tai hyn fwy o uchder o'r llawr i'r nenfwd a ffenestri mwy o faint i fanteisio'n llawn ar deimlad o oleuni ac uchder.

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Mae pob un o ddatblygiadau Tai St. Modwen yn lleoliadau deniadol, llachar a dethol ble gall pobl fyw, gweithio a mwynhau amser hamdden. Mae pob un yn agos at gysylltiadau trafnidiaeth da, siopau, ysgolion a gwasanaethau hanfodol eraill.

Am ragor o wybodaeth, cysylltwch â:

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