



THIS IS CAPITAL INVESTMENT
THIS IS WALES

Wales is a nation of ambition, innovation and opportunity. Our rich heritage of industry and enterprise has evolved into a modern economy that is globally connected, forward-thinking and committed to sustainable growth. Today, Wales stands as a dynamic destination for capital investment – where businesses thrive, talent flourishes, and partnerships deliver real impact.

Our unique geography, combined with decades of industrial and innovation expertise, positions Wales as the natural gateway to unlocking extraordinary opportunities across energy, infrastructure, housing and regeneration.

This prospectus demonstrates our position at the forefront of the UK's innovation-driven economy. Working alongside the UK Government and regional partners, we are creating the conditions for sustainable growth through initiatives such as Industrial Strategy Zones, Growth Deals and strategic infrastructure programmes. Fostering a collaborative approach between government, industry, and academia to ensure that Wales isn't just participating in the next wave of investment – we're leading it.

We offer investors a unique proposition: a skilled workforce, world-class research facilities, and access to a government that prioritises collaboration and long-term success. From advanced manufacturing and renewable energy to life sciences and digital technologies, Wales is driving progress in sectors that matter most to the future economy.

Our strategic location which is easily accessible, competitive costs and a connected business ecosystem make Wales an ideal gateway to the UK and global markets. We are investing in infrastructure, innovation and skills to ensure that every business choosing Wales has the tools to succeed.

You are invited to explore the opportunities Wales offers and join us in shaping a prosperous, sustainable future. Together, we can build success that benefits not only Wales, but the world.

We are ready. Our projects are prepared. The opportunity is now.

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ABERTHAW: A STRATEGIC INVESTMENT OPPORTUNITY IN CLEAN ENERGY AND INNOVATION

Overview

The transformation of the former **Aberthaw Power Station** site presents a **unique investment opportunity** within the Cardiff Capital Region, aligning with Wales' ambitions for **decarbonisation, clean energy leadership, and regional economic growth.**

Strategic Location & Connectivity

Spanning over 500 acres, Aberthaw is ideally situated in the Vale of Glamorgan, with direct access to:

- **Cardiff Airport.**
- **Rail infrastructure,** including a loop into the site.
- **Nearby ports,** enabling import/export potential.

This connectivity positions Aberthaw as a **gateway for international trade,** advanced manufacturing, and energy innovation.

Clean Energy Destination

Aberthaw is set to become a **flagship site for green energy technologies,** including:

- **Tidal power** via the Severn Estuary.
- **Small Modular Reactors (SMRs).**
- **Green hydrogen production.**

These technologies will support **Wales' net zero targets,** while providing a **stable, sustainable energy supply** for future industries.

Innovation & Industry

The site is primed to attract **high-value inward investment** in:

- **Battery storage.**
- **Giga factories.**
- **Data centres.**
- **Advanced manufacturing.**

Future-Facing Initiatives

— **Pulverised Fuel Ash (PFA) Development:** Unlocking circular economy potential through research and reuse.

— **Tidal Lagoon Project:** Harnessing tidal energy for large-scale power generation.

— **Aberthaw Academy:** A digital education platform promoting STEM and sustainability for Key Stage 2 learners.

— **Tidal Turbine Testing Facility:** Accelerating innovation in marine energy with reduced environmental impact.

Investors and partners are invited to explore:

- **Innovation Hub.**
- **National Grid Infrastructure.**
- **Battery Storage Facilities.**

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- Manufacturing Zones.
- Coastal Experience Enhancements.

Investment Summary

Project Owner
Cardiff Capital Region

Scale
£500 million + GDV

Sector
Green energy production and storage, net zero-carbon manufacturing site, ecology park, Pulverised Fuel Ash, de-carbonisation and giga-plant facility

Location
Vale of Glamorgan

Planning Status
Initial planning stages and consultation underway, with Masterplan recently updated



ADMIRAL HOUSE, NEWPORT

Overview

Admiral House is a landmark 80,000 ft² headquarters building located in Newport's Northern Gateway, directly opposite the city's mainline railway station. Originally developed for Admiral Insurance in 2014, it played a pivotal role in the regeneration of the Station Quarter. The building features a central atrium, large flexible floorplates, and generous breakout areas, making it ideal for modern occupiers seeking high-quality, sustainable workspace in a prime city centre location.

Strategic Benefits

- Immediate proximity to Newport Railway Station with direct intercity services to London, Bristol, and Birmingham.
- Located within Newport's fast-growing Northern Gateway regeneration zones.

- Excellent road connectivity via M4 junctions 24–28.
- High sustainability credentials: BREEAM 'Very Good', EPC 'B' rating.
- Supports Welsh Government priorities for sustainable urban growth and infrastructure.
- Access to a skilled workforce and public transport network.

Commercial Opportunity

Admiral House offers a range of investment and occupation models, including:

- HQ relocation or multi-tenant office use.
- Repositioning for mixed-use or innovation hub.
- Potential for public-private partnership aligned with city centre regeneration.

- Ground floor retail/amenity space and basement parking enhance commercial viability

Specification Highlights

- 80,000 ft² across seven floors.
- 12,883 ft² floorplates with raised floors.
- 4-pipe fancoil air conditioning.
- Central atrium and double-height reception.
- Ground floor restaurant/coffee shops.
- Basement parking for 230 cars (1,362 ft²).
- Secure bike storage and shower facilities.
- 4 x 13-person passenger lifts (1000kg capacity).

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Next Steps

Admiral House presents a rare opportunity to invest in a high-quality, city-centre asset with strong transport links and regeneration momentum. Early engagement is welcomed from investors, developers, and occupiers to explore flexible models for acquisition, repositioning, or partnership.

Investment Summary

Project Sponsor

Admiral Insurance

Estimated Investment

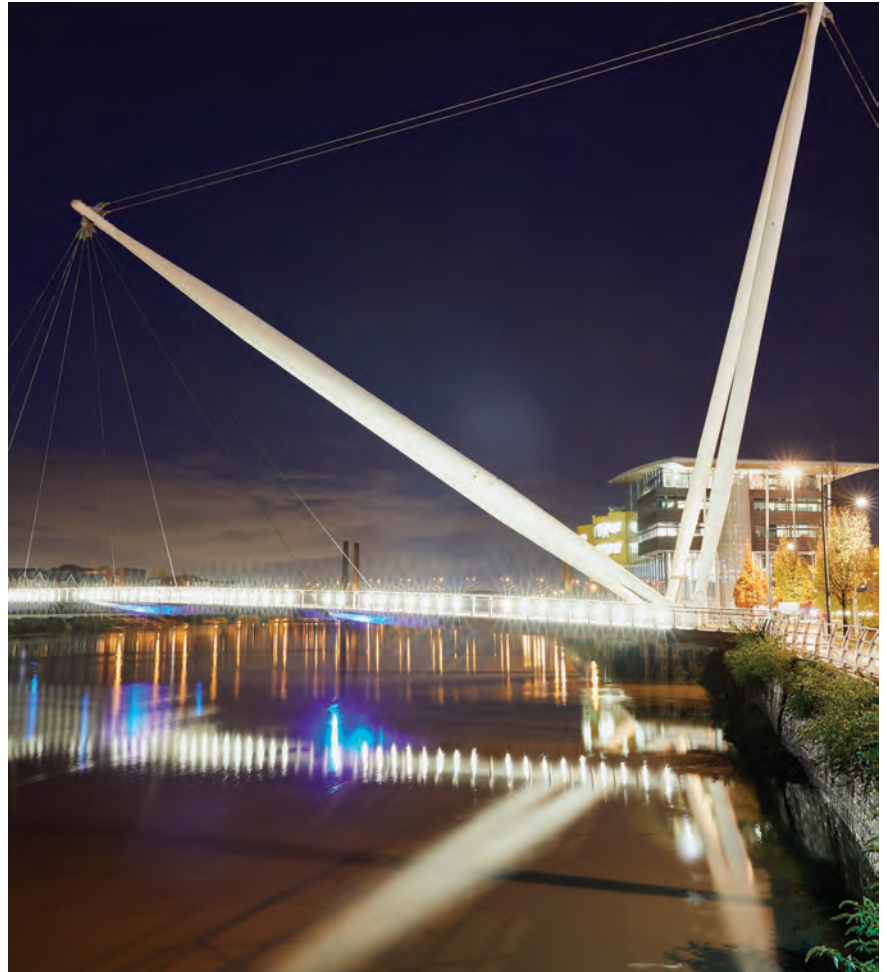
[Subject to valuation and investment model]

Sector

Commercial Office, City Centre
Regeneration, Sustainable
Infrastructure

Planning Status

Existing high-specification office
building, ready for occupation or
repositioning



ARTHUR PROGRAMME – TRAWSFYNYDD, NORTH WALES

The ARTHUR Programme

(Advanced Radioisotope Technology for Health Utility Reactor) is a proposed £450 million national facility designed to secure the UK's long-term supply of medical radioisotopes – a critical component in cancer, cardiovascular, and neurological treatment.

Positioned in **Trawsfynydd, Gwynedd**, ARTHUR will deliver a world-class research reactor, hot cell processing facility, and distribution centre, based on the proven **OPAL reactor model**. It will serve both domestic and international health systems while enabling cutting edge research across life sciences, materials, renewables, and nuclear sectors.

Why Invest in ARTHUR?

–Strategic National Asset:

Addresses a global supply gap – due to aging Infrastructure and limited proposed replacements
43% global supply of medical radioisotopes will be permanently lost in the next ten years.

–**Global Reach:** ARTHUR could comfortably cover **16% of global supply with 80% of its total productive capacity available for export.**

–**Health Resilience:** Supports UK healthcare systems and reduces the economic burden of cancer which, according to the OECD, could add £14.4bn to the UK's health spending every year until 2050.

–**Advanced RD&I:** Enables research, development, and innovation across multiple sectors using neutron source capabilities.

–**Long-Term Returns:** Designed to cover operational and decommissioning costs with capital payback over a **60-year lifespan.**

–International Collaboration:

Licensing aligned with UK standards via the Australian ARPANSA model.

Commercial Opportunity

–Significant export potential

–Open to partnerships across health, research, and industrial sectors

–Designed for long-term sustainability and strategic impact

Next Steps

The **Welsh Government** welcomes discussions with potential **investors, operators, and development partners** to bring this nationally significant project to life.

Investment Summary

Project Sponsor
Welsh Government

Estimated Investment
Potential £450 million

Sector
Health, Nuclear Research,
Life Sciences

Preferred Location
Trawsfynydd, Gwynedd

Planning Status
Within Welsh Government
consenting powers

Stage
Feasibility Study complete; Outline
Business Case in development

Timeframe
4–5 years from Final Investment
Decision



ATLANTIC WHARF – A REGENERATION GATEWAY TO CARDIFF BAY

Overview

Atlantic Wharf is one of the UK's most ambitious regeneration schemes, transforming 30 acres in Cardiff Bay into a vibrant mixed-use destination. Anchored by a new 15,000-capacity indoor arena delivered by Live Nation, the masterplan includes over 1.2 million sq ft of development, featuring 1,500+ new homes, 500,000 sq ft of office space, leisure attractions, hotels, and cultural venues.

The scheme will integrate a new Metro transport interchange, connecting Cardiff Bay to the city centre and Cardiff Parkway, enhancing accessibility and sustainability.

Strategic Benefits

—Prime waterfront location at the gateway to Cardiff Bay.

—Flagship indoor arena attracting 1.5 million visitors annually.

—Mixed-use masterplan with residential, office, leisure, and cultural assets.

—Strong public-private delivery partnership with Cardiff Council and Live Nation.

—Improved transport connectivity via Metro and pedestrian/cycle links.

—Sustainable placemaking with high-quality public realm and green infrastructure.

Commercial Opportunity

Cardiff Council is seeking investment partners for:

—**Area A:** 500 new homes, new office space, leisure attraction, and WMC Capella Production Studio (Cardiff Live).

—**Area B:** Redevelopment of Red Dragon Centre leisure destination adjacent to the Arena.

—**Area B:** New food and leisure destination adjacent to the arena.

—**Future Phases:** Flexible mixed-use plots across the wider site, including potential hotel and retail expansion.

Investment models may include:

—Forward funding or commitment for individual assets.

—Strategic joint ventures or development agreements.

—Portfolio investment across multiple phases.

Project Information

—**Site Area:** 30 acres across Atlantic Wharf, Cardiff Bay Area.

—**Planning Status:** Enabling construction work for the arena

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commenced Q2 2025, Arena completion expected early 2028.

—**Delivery Partnership:** Cardiff Council, Live Nation Consortium, Goldbeck Construction.

—**Project Stage:** PCSA signed; Area A construction begins early 2026.

Next Steps

Cardiff Council welcomes discussions with investors, developers, and occupiers interested in shaping the future of Cardiff Bay's premier regeneration zone.

Investment Summary

Promoter

Cardiff Council (in partnership with Live Nation and Goldbeck Construction)

Estimated Investment

£1 billion GDV

Sector

Mixed-Use Development – Commercial Office, Residential, Leisure, Hotel, Cultural

Location

Cardiff Bay



CAERPHILLY HOTEL AND LEISURE QUARTER

Overview

The **Caerphilly Hotel and Leisure Quarter** is a flagship project within the **Caerphilly Town 2035 Placemaking Plan**, offering a rare opportunity to deliver a high-impact, mixed-use development in the heart of one of Wales' most historic and strategically located towns. Overlooking the iconic **Caerphilly Castle**, this 1.27-acre (0.57ha) site is primed to become a vibrant destination for residents, visitors, and businesses alike.

Key Investment Highlights

- Prime Location:** Town centre site with direct views of Caerphilly Castle – one of Wales' most visited heritage attractions.
- Integrated Vision:** Anchored within a wider £150m regeneration programme transforming Caerphilly into a modern, connected, and sustainable town.

- Strong Public Sector Backing:** Led by **Caerphilly County Borough Council**, with site assembly underway and public engagement in progress.

Development Components

- Lifestyle Hotel:** 80-bed hotel with panoramic views of the Castle, targeting the growing demand for heritage and leisure tourism.
- Event & Conference Space:** Flexible facilities suitable for weddings, business events, and community use.
- Food & Beverage Quarter:** ~18,000 sq ft of vibrant, street-level hospitality space, enhancing the town's evening and visitor economy.
- Residential:** Approximately 86 new homes, contributing to town centre living and housing supply.

- Public Realm Integration:** Seamless connection with wider placemaking initiatives, including open space enhancements and active travel routes.

- Parking Provision:** On-site parking to support hotel, residential, and commercial uses.

Strategic Context

This development complements a suite of major investments already underway in Caerphilly, including:

- The Interchange:** A new integrated bus and rail hub for sustainable transport.
- Ffos Caerffili Market:** Eco-friendly retail and workspace destination.
- Leisure & Well-being Hub:** A new swimming pool, spa, and fitness centre.
- Caerphilly Castle 2025:** £10m investment in conservation and visitor experience.

Why Invest in Caerphilly?

- Tourism Magnet:** Leverage the draw of Caerphilly Castle and growing visitor numbers.
- Regeneration Momentum:** Be part of a coordinated, well-funded transformation of the town centre.
- Sustainable Growth:** Aligned with Welsh Government and Cardiff Capital Region priorities for sustainable, inclusive development.

Investment Summary

Project Promoters

Caerphilly County Borough Council

Scale

£45 million

Sector

Hotel and Leisure

Location

Caerphilly Town Centre, affording uncompromised views of Wales' Largest Castle

Planning Status

Site assembly currently in progress. Public Engagement underway. 2028 Delivery



CALLAGHAN SQUARE (SOUTH SIDE)

Strategic City Centre Opportunity

Callaghan Square occupies a prime location in Cardiff city centre, adjacent to Cardiff Central railway station and within walking distance of key amenities, attractions, and business districts. The site sits within the Welsh Government's Central Cardiff Enterprise Zone, offering exceptional connectivity and visibility.

Proven Commercial Success

The first phase of Callaghan Square has already delivered over **300,000 sq ft of Grade A office space**, attracting major occupiers such as Eversheds, British Gas, British Transport Police, AECOM, JLL, and HSBC. This success underpins the area's strong market fundamentals and demand for high-quality workspace.

Development Potential

The south side of Callaghan Square presents a **strategically important regeneration opportunity** comprising over **7.5 acres of prime land** with additional adjacent land under Cardiff Council ownership potentially available for inclusion in a wider scheme.

- **Previous outline planning consent:** 500,000 sq ft of office and ancillary retail
- **New masterplan:** In development
- **Estimated development capacity:** In excess of 1.3 million sq ft

Mixed-Use Vision

While historically seen as an office-led location, the site now offers scope for a **vibrant mixed-use development**, including:

- **Grade A offices**
- **Residential units**
- **Leisure and retail amenities**

This aligns with evolving urban trends and supports Cardiff's ambition to create a dynamic, liveable city centre.

Infrastructure Catalyst

The proposed **METRO link** connecting Cardiff Central to Cardiff Bay (subject to funding approval) would place the site adjacent to a new METRO station, significantly enhancing accessibility and appeal for future occupiers and residents.

Investment Summary

Project Sponsor
Welsh Government &
Cardiff Council

Gross Development Value (GDV)
£100 million

Sector
Mixed-use (office, residential,
leisure, retail)

Location
Central Cardiff

Planning Status
Outline consent previously
granted; new masterplan
in progress



CARDIFF EDGE – SOUTH WALES’ LIFE SCIENCE & INNOVATION CAMPUS

Overview

Cardiff Edge is a 27-acre science and innovation park positioned to become South Wales’ leading life sciences destination. Located just 5 miles north of Cardiff city centre, the site offers excellent connectivity via road, rail, and active travel routes including the Taff Trail.

The campus currently provides 180,000 ft² of high-spec laboratory, Good Manufacturing Practice (GMP), and office space. Planning consent is secured for two new buildings totalling 65,000 ft², including a flexible lab-enabled office building and a central collaboration hub. Future phases will deliver an additional 350,000 ft² of life science accommodation, fostering a vibrant ecosystem of research, innovation, and commercialisation.

Strategic Benefits

- Prime location with direct access to M4 and Radyr rail station.
- Established life sciences infrastructure with GMP, clean rooms, and labs.
- Planning consent secured for immediate expansion.
- Designed for flexibility – suitable for biology and chemistry labs.
- Central amenity hub to support collaboration and occupier wellbeing.
- Strong joint venture backing from PG and HSRE.
- Active travel links via the Taff Trail connecting to Cardiff and surrounding towns.

Commercial Opportunity

Pioneer Group is seeking investment and occupier partners for:

—Phase 1:

- 55,000 ft² lab-enabled office building (multi-let or single occupier).
- 10,000 ft² collaboration hub with café, serviced offices, and meeting spaces.

—Future Phases:

- Up to 350,000 ft² of new life science and innovation space.
- Opportunities for bespoke lab and GMP accommodation.



Investment models may include:

- Forward funding or commitment for new buildings.
- Strategic partnerships with life science occupiers.
- Long-term investment in a growing innovation cluster.

Project Information

- Site Area:** 27 acres (11 hectares).
- Planning Status:** Consent secured for two new buildings.

—Delivery Partnership:

Pioneer Group and Harrison Street Real Estate.

- Project Stage:** Phase 1 approved; future phases in design with occupier engagement underway.

Next Steps

Pioneer Group welcomes discussions with investors, occupiers, and partners interested in shaping the future of life sciences in South Wales.

Investment Summary

Promoters

Pioneer Group (PG) and Harrison Street Real Estate (HSRE)

Estimated Investment

Expansion of 350,000 ft²
(32,515 m²)

Sector

Life Sciences, Innovation,
Commercial Labs & Office

Location

North Cardiff (adjacent to M4 J32,
near Radyr Station)

CARDIFF PARKWAY – A NEW GATEWAY TO GROWTH IN THE CARDIFF CAPITAL REGION

Overview

Set in the heart of the Cardiff Capital Region, **Cardiff Parkway** is a transformative £5 billion transport-led business district poised to become one of the UK's most strategically connected commercial hubs. Anchored by a new railway station offering direct links to Cardiff and Newport in just seven minutes, and seamless access to Bristol, London, and beyond, this development is a catalyst for regional regeneration and economic growth.

Why Invest in Cardiff Parkway?

Unrivalled Connectivity

- Direct rail access to Cardiff, Newport, Bristol, and London.
- Future-proofed transport infrastructure supporting sustainable commuting and logistics.
- Strategic location within the Cardiff Capital Region, enabling

access to a skilled workforce and regional markets.

Exceptional Environment

- High-quality facilities set within a unique natural landscape.
- Designed to promote wellbeing, sustainability, and productivity.
- Integration of green spaces and active travel routes.

Economic Impact

- Potential to support **6,000+ jobs** across diverse sectors.
- A new transport hub unlocking access to employment across the region.
- A magnet for high-value, enduring businesses seeking a base in Wales.

Development Highlights

- **£5 billion Gross Value Added (GVA)**
- 200 acres (80.2 ha) of development land.

- Strategic employment site within Cardiff's Local Development Plan.
- Outline planning application granted.
- Promoted by **Cardiff Parkway Developments Limited**.

Sector Focus

- Advanced Manufacturing
- Financial & Professional Services
- Life Sciences & Tech
- Green Economy & Mobility Solutions

Investor Benefits

- Early access to a flagship regeneration project.
- Opportunities for commercial real estate, infrastructure, and innovation investment.
- Strong public-private collaboration and regional support.

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Next Steps

Investors are invited to explore partnership opportunities, site acquisition, and strategic collaboration with Cardiff Parkway Developments Limited. This is a chance to be part of a landmark project shaping the future of East Cardiff and the wider region.

Investment Summary

Project Sponsor

Cardiff Parkway Developments Limited

Gross Value Added (GVA)

£5 billion GVA

Sector

Transport Led Business District

Location

East Cardiff

Planning Status

Strategic employment site within Cardiff's Local Development Plan, outline planning application granted



CELTIC SEA – 100MW FLOATING OFFSHORE WIND PROJECT

Overview

This pioneering 100MW Floating Offshore Wind (FLOW) project in the Celtic Sea aims to be operational by 2030. Featuring the innovative PelaFlex GS platform from Marine Power Systems, the project is designed to reduce the cost of FLOW and accelerate commercial deployment in Wales and the wider UK.

The development will consist of up to 10 grid-connected turbines and is backed by a leading wind farm developer. It offers significant potential for Welsh supply chain engagement and supports the UK's net zero and energy security goals.

Strategic Benefits

- First-of-its-kind FLOW deployment in the Celtic Sea.
- 355 GWh of renewable electricity annually – enough to power 100,000+ homes.

- 150,000 tonnes of CO₂ savings per year.
- Supports UK energy security and decarbonisation targets.
- Drives innovation and cost reduction in floating wind technology.
- Creates opportunities for workforce transition and economic uplift in low-income areas.
- Strengthens the UK supply chain for future FLOW projects.

Commercial Opportunity

The project seeks investment partners for:

- 50% equity investment** in a £500 million scheme.
- Expected IRR:** 14%
- Revenue generated via the UK's Contracts for Difference (CfD) scheme.

Investment models may include:

- Equity partnership.
- Strategic co-development.
- Infrastructure investment aligned with net zero goals.

Project Information

- Scale:** 100MW (up to 10 turbines).
- Planning Status:** Consent applications submitted; strong stakeholder support.
- Delivery Partnership:** Confidential wind developer & Marine Power Systems.
- Project Stage:** Outline Business Case (OBC) stage; operational target 2030.
- Funding Status:** Site leaseholder-funded; seeking matched investment.

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Next Steps

Marine Power Systems welcomes discussions with investors, infrastructure funds, and strategic partners to deliver this landmark renewable energy project in the Celtic Sea.

Investment Summary

Promoters

Confidential Wind Developer & Marine Power Systems (MPS)

Estimated Investment

£500 million

Sector

Renewable Energy – Floating Offshore Wind (FLOW)

Location

Celtic Sea



CENTRAL QUAY – A LANDMARK MIXED-USE QUARTER IN CARDIFF

Overview

Central Quay is a transformative 6.5-hectare regeneration scheme in the heart of Cardiff, creating a vibrant new destination to live, work, and relax. The development integrates the River Taff and celebrates the site's heritage by retaining the iconic brewery chimney and restoring the historic Brewhouse.

The masterplan includes over 700 BTR apartments, Grade A office space, a 220-bed hotel, leisure and retail amenities, and a 695-space multi-storey car park. Future phases will expand residential and commercial capacity and support enhancements to Cardiff Central Station and the Metro system.

Strategic Benefits

- Prime city centre location with direct access to Cardiff Central Station.
- Strong placemaking with heritage-led design and riverside public realm.
- High-density residential and commercial mix supporting urban vibrancy.
- Integration with Cardiff's future Metro transport infrastructure.
- Phased delivery enabling flexible investment and development models.
- Momentum from adjacent schemes including Capital Quarter and Central Square.

Rightacres is progressing Phase 1 & 2 which are nearing completion.

Commercial Opportunity

Rightacres Property Co Ltd is seeking investment partners for:

- Phase 1:** One Central Quay (14,500 m² offices), The Brewhouse (6,500 m² offices/leisure), and MSCP.
- Phase 2:** 715 BTR apartments across two towers (28 and 20 storeys).
- Future Phases:** Additional 700 residential units and further office development.

Investment models may include:

- Forward funding or forward commitment for individual assets.
- Development finance for phased delivery.
- Strategic partnerships for long-term mixed-use development.

Project Information

- Site Area:** 6.5 hectares in central Cardiff.
- Planning Status:** Masterplan agreed; detailed consents secured for Phase 1 and Phase 2.
- Delivery Partnership:** Led by Rightacres Property Co Ltd.
- Project Stage:** Phase 1 underway; Phase 2 planning approved.



Next Steps

Rightacres welcomes discussions with investors, developers, and occupiers interested in shaping Cardiff's next major city centre destination.

Investment Summary

Promoter

Rightacres Property Co Ltd

Estimated Investment

£600 million GDV

Sector

Mixed-Use Development –
Residential (BTR), Office, Hotel,
Leisure, Retail

Location

Central Cardiff (adjacent to Cardiff
Central Station)

CROWN BUILDINGS, NEWPORT

Overview

The **Crown Buildings** presents a prime opportunity to deliver a high-quality, mixed-use development in the heart of **Newport**, one of South Wales' fastest-growing urban centres. The site benefits from excellent visibility, connectivity, and proximity to Newport's core retail and transport hubs.

Key Investment Highlights

- Strategic Location:** Just half a mile from Newport city centre retail core, and within walking distance of the mainline railway station and bus terminal, offering direct links to Cardiff and London.
- Mixed-Use Potential:** A blend of residential, commercial, and leisure uses across a prominent urban footprint.

—Planning Permissions in Place:

Including residential units and rooftop restaurant space.

Development Components

—Residential:

- 56 high-quality apartments across floors 1–8.
- Mix of 44 one-bedroom and 12 two-bedroom units.

—**Commercial Ground Floor:** Flexible space suitable for a **gym, coffee shop, office space, retail units**, or storage.

—**Leisure & Hospitality:** Planning permission for a **rooftop restaurant** – offering panoramic city views and a unique dining experience.

Site Details

- Size:** 0.23 hectares.
- Ownership:** Private sector.
- Planning Status:** Permissions secured for residential and rooftop hospitality use.
- Surrounding Area:** A dynamic mix of offices, retail, and residential properties.

Why Invest in Newport?

- Urban Growth:** Newport is a key city within the Cardiff Capital Region, benefiting from ongoing infrastructure investment and population growth.
- Connectivity:** Excellent transport links to major cities and employment hubs.
- Regeneration Momentum:** The Crown Buildings complements wider city centre regeneration efforts.

Investment Summary

Project Promoters
Newport City Council

Sector
Mixed Use – Offices, Residential,
Hotel, Retail, Leisure

Investment Type
A development of 56 flats is
planned with ground floor gym/
commercial opportunities and a
restaurant on the roof of the
Fourth Floor. Investment potential
for whole or part of the building

Planning Status
Planning permission in place



GLOBAL CENTRE OF RAIL EXCELLENCE

Overview

The **Global Centre of Rail Excellence (GCRE)** is a landmark infrastructure and innovation project set to become **Europe's leading rail and mobility testing facility**. Located on a 700-hectare former coalfield site, GCRE will offer a **24/7 operational environment** for testing rolling stock, infrastructure, and cutting-edge transport technologies, materials, renewables, and nuclear sectors.

At its core, GCRE will feature:

- Two **7km electrified test loops** for rolling stock and infrastructure
- The **UK's first net zero in operation railway**
- A **technology park** with real estate assets including offices, R&D space, logistics, and a 100-bed hotel

Strategic Benefits

- National and European significance** in rail innovation and sustainable mobility

- Catalyst for regeneration** in a post-industrial region
- Major inward investment** potential across transport, energy, and property sectors
- Alignment with UN Sustainable Development Goals:** economic growth, clean energy, biodiversity
- High economic impact:** PwC estimates a £15 return for every £1 invested
- Creation of over 1,000 skilled jobs**

Commercial Opportunity

GCRE is seeking investment partners across three core areas:

- Rail Testing & Innovation Business**
- Energy Park Proposition**
- Sarn Helen Technology Park** (Commercial Property)

Investment models may include:

- Joint Ventures**
- Land sales**

- Long-term development frameworks**

Early-stage opportunities include:

- Construction and operation of the **hotel and Basecamp**
- Development of **co-working, R&D, and logistics spaces**

Project Timeline

- 2026-2032:** Construction and launch of rail test tracks and operational facilities
- 2032:** Completion of hotel and Basecamp
- 2030-2045:** Phased development of the technology park (up to 100,000 sq m across 25 hectares)

Next Steps

GCRE Ltd welcomes early engagement with **investors, developers, and strategic partners** to shape the future of rail excellence and sustainable innovation in the UK.

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Investment Summary

Project Sponsor

GCRE Ltd
(Welsh Government owned)

Estimated Investment

£250 million

Sector

Rail, Transport Innovation, Energy,
Commercial Property

Location

Neath Port Talbot/Powys,
South Wales



LLANILID – A LANDMARK REGENERATION PROJECT

Overview

Llanilid is a strategically located, 272-hectare reclaimed former open cast mine in Rhondda Cynon Taf (RCT), at the heart of the Cardiff Capital Region (CCR). This site presents a **transformational mixed-use development opportunity**, one of the largest and most ambitious in the region, with the potential to deliver significant economic, social, and environmental value.

Key Investment Highlights

- Scale & Accessibility:** Centrally located with excellent transport links, offering unparalleled access across South Wales and beyond.
- Green Infrastructure:** Nearly 50% of the site retained for green space, including ancient woodlands and watercourses, supporting biodiversity and climate resilience.

- Sustainable Living:** Designed around active mobility, energy efficiency, and decarbonisation, contributing to healthier communities and net-zero goals.

Development Components

- Residential (95ha):** Capacity for ~3,500 homes, blending market-rate and affordable housing with high-quality design and placemaking.
- Community Infrastructure:**
 - New school.
 - Retail and service hubs.
 - A dedicated well-being centre with 6ha of sports pitches.
- Employment (18ha):**
 - Digitally connected creative workspaces.
 - Targeting high-value sectors including film, media, and digital.

- Commercial & Leisure:**

- Potential for hotel and restaurant development.
- Integration with the local creative arts ecosystem, including proximity to the established Dragon Studios (used by Disney and Lucasfilm).

Strategic Alignment

This development directly supports CCR's mission to drive **inclusive economic growth** through:

- Investment in priority sectors: **Creative industries, life sciences, compound semiconductors, and transport engineering**
- Upskilling and job creation.
- Enhanced physical and digital connectivity.

Why Invest in Llanilid?

- Scale and ambition:** One of the largest regeneration sites in Wales.
- Sectoral synergy:** Immediate adjacency to a thriving creative cluster.
- Sustainability-first:** A model for low-carbon, resilient development.
- Public sector support:** Strong alignment with CCR and Welsh Government priorities.

Investment Summary

Project Promoters

Persimmon Homes and G&G Land

Scale

£1 billion GDV

Sector

Mixed use urban extension comprising employment linked to the existing creative cluster on adjoining land as well as residential, leisure, community and recreation uses

Location

Rhondda Cynon Taf

Planning Status

Site promotion through the Local Development Plan



NORTHERN GATEWAY – NEWPORT'S TECH-DRIVEN REGENERATION HUB

Overview

The **Northern Gateway** is a dynamic regeneration zone centred around **Newport's mainline railway station**, offering exceptional connectivity, a thriving tech ecosystem, and a bold vision for urban transformation. With significant public and private investment already underway, this area is fast becoming a magnet for innovation, enterprise, and sustainable city living.

Key Investment Highlights

- Strategic Location:** Adjacent to Newport's central transport hub, offering direct rail links to Cardiff, Bristol, and London.
- Established Momentum:** Multi-million pound upgrades already delivered, including:
 - Refurbishment of the award-winning **Indoor Newport Market** and **Market Arcade**.

- New **footbridge** connecting the city centre.
- 6,000 sq.m of **Grade A tech office space** on Mill Street.
- Tech & Innovation Cluster:** Home to **Tramshed Tech's Innovation Station**, supporting startups and international tech firms via the **Welsh Government's Soft-Landing Programme**.

Development Components

- Flexible Commercial Space:** New office and co-working hubs tailored to tech, data, and creative industries.
- Hotel Development:** Potential for a new hotel to support business and leisure visitors.
- Mixed-Tenure Housing:** Opportunities for residential development to support city centre living.

- Education & Leisure Uses:** Scope for new learning spaces, cultural venues, or wellness facilities.
- Public Realm Enhancements:** Active travel links, green infrastructure, and placemaking initiatives already underway.

Strategic Context

The Northern Gateway is a key part of Newport's wider regeneration strategy, aligning with regional and national priorities for:

- Digital innovation and enterprise**
- Sustainable urban development**
- Inclusive economic growth**

Why Invest in Newport's Northern Gateway?

- Connectivity:** Unmatched access to regional and national transport networks.

THIS IS CAPITAL INVESTMENT

- **Growth Potential:** A city on the rise, with a clear vision and strong public sector support.
- **Innovation Ecosystem:** Anchored by Tramshed Tech and supported by Welsh Government programmes.
- **Liveability:** A growing focus on well-being, green space, and active travel.

Investment Summary

Project Promoters

Newport City Council (NCC)

Scale

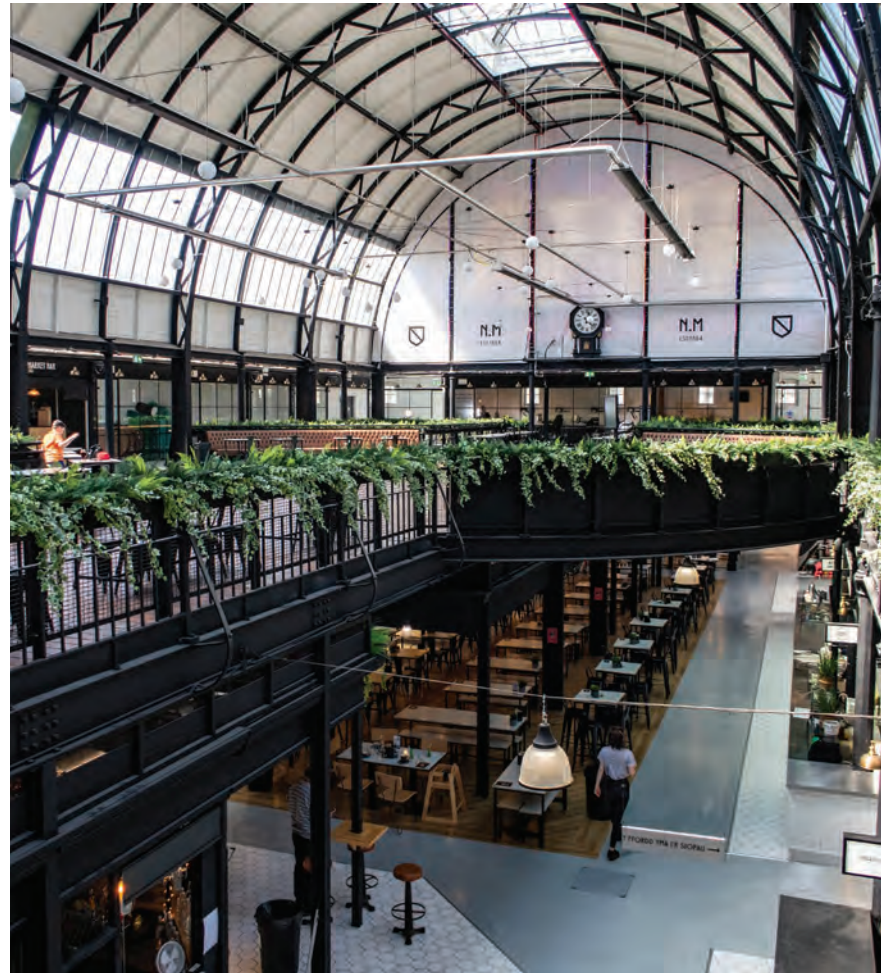
First phase of Masterplan (comprising the Station Link and public realm improvements) c.£20 million. Second phase of commercial development c.£80m

Sector

Mixed Use – Offices, Residential, Hotel, Retail, Leisure

Planning Status

Located within the defined city centre, in the adopted Local Development Plan



PENTRE AWEL, LLANELLI

Pentre Awel is a transformative £110 million development on an 83-acre coastal site in Llanelli, West Wales. As a flagship project within the **Swansea Bay City Deal**, it offers a unique, integrated ecosystem for health, life sciences, assisted living, leisure, education, and hospitality – all in one connected location.

Why Invest in Pentre Awel?

- **Strategic Co-location:** Collaborate with NHS Wales, Swansea University, and cutting-edge research institutions.
- **Real-World Testbed:** Ideal for piloting health and care innovations in a live environment.
- **Flexible Commercial Space:** Purpose-built facilities with room for expansion.
- **Access to Talent:** Benefit from bespoke training and workforce development via City Deal partnerships.

- **Sustainable Design:** BREEAM Excellent standards, EV infrastructure, and green public realm.
- **Prime Coastal Location:** Direct access to the Millennium Coastal Path and Llanelli town centre.

Development Zones

Zone 1 (Funding secured) – Canolfan

- £96m anchor hub
- Health & Life Sciences incubation space
- Hywel Dda UHB community healthcare centre
- Swansea University Health & Wellbeing Academy
- Trittech research facility
- Leisure centre with pools, gym, and studios
- Landscaped public realm, café, and active travel routes

Zone 2 & 3 – Assisted Living & Business Expansion

- Up to 370 care units (nursing, residential, extra care)
- 10,000m² of business space
- Estimated investment: £81.3m (public/private)

Zone 4 – Wellness Hotel & Residential

- Planned 4-star, 120-bed hotel
- Open market housing
- Estimated investment: £36.2m (private)

Next Steps

Carmarthenshire County Council welcomes discussions with:

- **Investors** seeking long-term growth in health and care sectors
- **Operators** in hospitality, leisure, and assisted living
- **Development partners** for commercial and residential delivery



Investment Summary

Project Sponsor

Carmarthenshire County Council

Estimated Investment

£219 million

Sector

Health, Life sciences, Assisted living,
Leisure, Education, and Hospitality

Location

Llanelli

Planning Status

Outline planning consent secured
and extended to 2029



PORHCRAWL WATERFRONT

Overview

Porthcawl is a thriving coastal destination attracting over one million visitors annually, drawn by its natural beauty, water sports, thriving music and festival scene and outdoor recreation. The proposed hotel site occupies a prime 2-acre, south-facing waterfront location overlooking the marina and the Glamorgan Heritage Coast. With potential for a 100–150 bed 4-star hotel, this opportunity sits at the heart of a wider 100-acre brownfield regeneration zone, offering unmatched coastal and tourism appeal.

Strategic Benefits

- Prime waterfront location with panoramic sea views.
- Strong tourism market, including proximity to Royal Porthcawl Golf Club – a potential future Open Championship venue.

- Integrated within a comprehensive regeneration masterplan delivering 1,000 homes, leisure, retail, and public realm improvements.
- Enhanced connectivity to Porthcawl Town Centre via new pedestrianised promenade and piazza.
- Alignment with Welsh Government and local authority regeneration priorities.

Commercial Opportunity

The site offers a unique opportunity to deliver a high-quality hotel development in a rapidly regenerating coastal town. Investment models may include:

- Direct development or joint venture with hotel operators.
- Integration with wider mixed-use regeneration schemes.
- Potential for complementary leisure, wellness, or conference facilities.

Specification Highlights

- 2-acre Bridgend Council-owned site.
- South-facing with marina frontage and sea views.
- Located within a 100-acre regeneration zone.
- Adjacent to planned public realm enhancements and town centre connectivity.
- Surrounded by leisure, retail, and residential development.

Project Timeline

- 2025–2026:** Site preparation and planning.
- 2026–2028:** Hotel construction and integration with public realm works.
- 2028 onwards:** Operation and alignment with wider regeneration delivery.

Next Steps

Bridgend County Borough Council invites early engagement from hotel developers, investors, and operators to bring forward this landmark coastal hospitality opportunity. The site is ready for development and benefits from strong public sector support and regeneration momentum.

Investment Summary

Project Sponsor

Bridgend County Borough Council

Sector

Tourism & Leisure, Hospitality,
Coastal Regeneration

Location

Porthcawl, South Wales

Planning Status

Allocated within a wider
regeneration masterplan;
development-ready site



© Bridgend County Borough Council.

PORTH COPR, SWANSEA CITY CENTRE – A MODERN OFFICE QUARTER MINUTES FROM THE BEACH

Overview

Porth Copr, Swansea is a transformative city centre development offering up to 400,000 sq ft of Grade A office space, residential (BTR) and mixed-use across seven architecturally distinctive and sustainable buildings.

Located just minutes from the beach and adjacent to the new Swansea Arena and Amy Dillwyn Park, the scheme is designed to create a vibrant, mixed-use urban quarter with excellent ESG credentials. The first phase – a 48,000 sq ft commercial officer hub building begins construction in early 2026. Future phases will deliver flexible workspace and residential opportunities, together with learning and leisure, attracting both public and private sector employers and residents.

Strategic Benefits

- **Prime location** in a regenerating city centre, minutes from the beach
- **Modern, flexible workspace** to support high-value job creation
- **Mixed-use masterplan** with additional potential for residential (BTR), retail, leisure and learning
- **Strong public-private partnership** with Swansea Council
- **Momentum from adjacent developments** including Copr Bay and the Swansea Arena
- **Sustainable design** and placemaking principles to support long-term resilience

Commercial Opportunity

Urban Splash is seeking investment partners for:

- **4 Porth Copr:** 50,000 sq ft Grade A office building
 - **6 Porth Copr:** 60,000 sq ft residential BTR building (with leisure, retail/F&B)
 - **Future phases:** up to 250,000 sq ft of office space across four buildings
- Investment models may include:
- **Forward funding or forward commitment** for individual buildings
 - **Portfolio investment** across multiple assets
 - **Flexible masterplan** allows for variation in use and scale, including residential-led, education, health and leisure opportunities

Project Information

- **Site Area:** 5.5 acres in Swansea city centre

THIS IS CAPITAL INVESTMENT

- Delivery Partnership:** 20-year strategic agreement between Urban Splash and Swansea Council
- Project Stage:** Phase 1 in delivery; Phase 2 and 3 in design
- Timeframe:** Phase 1 construction begins early 2026; subsequent phases to follow

Next Steps

Urban Splash welcomes discussions with investors, occupiers, and development partners interested in shaping the future of Swansea's city centre.

Investment Summary

Project Sponsor

Swansea Council
(Urban Splash promoting)

Estimated Investment

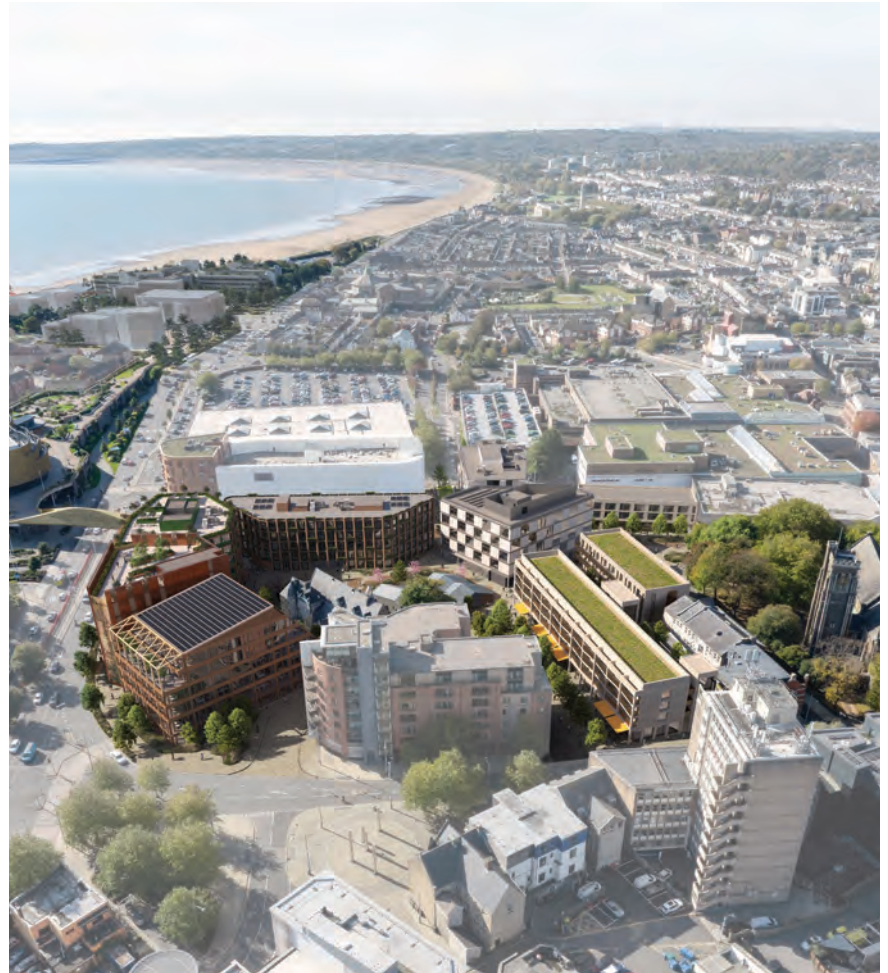
c.£150 million
(total construction value)

Sector

Commercial Office, Residential
(BTR), Mixed-Use Development

Location

Swansea City Centre



SHAFTESBURY STREET – GATEWAY TO NEWPORT CITY CENTRE

Overview

The **Shaftesbury Street** site is a prime **6.65-acre (2.69 ha) freehold development opportunity** located at the northern gateway to **Newport City Centre**. Formerly home to a large supermarket, the site has been cleared and levelled, offering a rare blank canvas for transformational mixed-use development in one of Wales' fastest-growing cities.

Key Investment Highlights

—Strategic Location:

- Just a **4-minute walk** from Newport's mainline railway station.
- Close to the **University of South Wales** city campus.
- Excellent road access – **1 mile from M4 Junction 26**.

—**Riverside Outlook:** Open views across the River Usk towards the city centre, enhancing placemaking potential.

—**Development-Ready:** Site cleared and prepared for immediate development, subject to planning.

Previous Planning Consent (Now Lapsed) Included:

—**Student Accommodation:** Up to 601 rooms (for ~1,000 students).

—**Residential:** 142 apartments.

—**Hotel:** Up to 84 bedrooms.

—Retail & Leisure:

- Convenience store (406 sq.m).
- Café/restaurant (186 sq.m).
- Health facilities (464 sq.m).

—Public Realm:

- Surface and basement parking.
- New public spaces and a **riverside boardwalk**.

Development Potential

The site is highly flexible and could accommodate a range of uses, including:

—**Residential (Build-to-Rent or Open Market)**

—**Student Living**

—**Hotel and Leisure**

—**Flexible Commercial or Co-working Space**

—**Health, Education or Community Facilities**

Strategic Context

This opportunity aligns with Newport's wider regeneration and growth ambitions, including:

—Strengthening the city's **knowledge economy**.

—Enhancing **city centre living and vibrancy**.

—Supporting **sustainable transport and active travel**.

—Attracting **private sector investment** into high-quality, mixed-use schemes.

Why Invest in Shaftesbury Street, Newport?

- **Gateway Site:** Prominent entry point to the city with high visibility and footfall.
- **Connectivity:** Rail, road, and pedestrian links make it ideal for residential, commercial, or hospitality uses.
- **Market Demand:** Strong appetite for student housing, city living, and hotel accommodation in Newport.
- **Public Sector Support:** Newport City Council is actively seeking visionary partners to help deliver inclusive growth.

Investment Summary

Project Promoters

Fear Capital Investments

Sector

Mixed Use – Offices, Residential, Hotel, Retail, Leisure

Planning Status

This brownfield regeneration site is located within the urban area, as defined in the adopted Local Development Plan, where a range of uses are permitted



WALES: POWERING A CLEAN ENERGY FUTURE

Wales is leading the UK's clean energy transition, combining nuclear innovation, renewable energy, hydrogen technologies, and digital infrastructure to deliver secure, sustainable power for generations to come. With strong government backing and a growing ecosystem of projects, Wales is shaping a low-carbon economy that supports jobs, innovation, and energy security.

Wylfa – UK's First Small Modular Reactor (SMR)

Wylfa has been confirmed as the site for the UK's first SMR nuclear power station, marking a major milestone in the UK's energy strategy. This development will strengthen energy security, accelerate decarbonisation, and create high-value jobs in North Wales. Beyond the reactor itself, Wylfa will act as a catalyst for wider investment opportunities in advanced manufacturing, supply chain development, and research partnerships.

Aberthaw Clean Energy & Innovation Hub

The former Aberthaw coal power station is being transformed into a flagship clean energy site in the Vale of Glamorgan. The vision includes tidal power generation, green hydrogen production, battery storage, and advanced manufacturing facilities. Aberthaw will play a strategic role in Wales' net zero ambitions, offering a platform for innovation and collaboration across energy technologies.

Celtic Sea Floating Offshore Wind

A pioneering 100MW floating offshore wind project in the Celtic Sea aims to be operational by 2030. Using cutting-edge technology, this development will generate enough renewable electricity to power over 100,000 homes annually and save 150,000 tonnes of CO each year. It will also strengthen the UK supply chain for future offshore wind projects and create opportunities for workforce transition.

Protium Green Solutions – Pioneer 2 Hydrogen Facility

South Wales will soon host one of the UK's largest green hydrogen production facilities. Protium's Pioneer 2 project, backed by private investment and aligned with the Welsh Government's Hydrogen Pathway, will deliver up to 2.5 MW of electrolyser capacity and produce around 960 kg of green hydrogen weekly. This will support decarbonisation across industrial, transport, and off-grid power sectors, abating approximately 3,000 tonnes of CO annually. The project is designed for scalability and integration with downstream users, reinforcing Wales' position as a leader in hydrogen innovation.

Prosperity Parc – Anglesey Freeport Technology Hub

Located near Holyhead, Prosperity Parc is a 230-acre site forming part of the Anglesey Freeport initiative. It is set to become a major low-carbon campus, hosting data centres,

battery energy storage systems (up to 349MW), and advanced technology facilities. With direct access to Holyhead Port, strong grid capacity, and links to Morlais tidal energy, Prosperity Parc will deliver significant economic benefits, creating up to 1,200 jobs and generating an estimated £578 million GVA annually.

M-SParc – Menai Science Park Development

M-SParc, Wales' first dedicated science park, is located on Anglesey and focuses on low-carbon energy, ICT, and environmental sectors. It provides collaborative space for businesses and researchers, supporting innovation in clean energy technologies. Plans for a second building, "Egni," will expand capacity for low-carbon enterprises and research, aiming to make M-SParc the first UK science park to reach Net Zero by 2030. The Egni team already delivers specialist support for companies in nuclear, marine, wind, and hydrogen sectors, driving decarbonisation and creating high-value careers in North Wales.



WALES: STRATEGIC GROWTH ZONES DRIVING INNOVATION AND CLEAN ENERGY

Wales is creating a dynamic investment landscape through **Freeports, Investment Zones, and AI Growth Zones**, designed to accelerate economic growth, attract global capital, and deliver a net-zero future. These zones offer tax incentives, streamlined planning, and world-class connectivity, making Wales a prime destination for high-value industries. With proximity to London, Manchester, and Birmingham, and strong transport links, Wales offers seamless access to UK and global markets.

Freeports

—Celtic Freeport – Milford Haven & Port Talbot

Anchored by two deep-water ports, this Freeport is central to the UK's floating offshore wind and hydrogen economy. It is expected to create **16,000 jobs** and attract **over £5.5 billion** in investment.

Focus areas include green energy manufacturing, hydrogen production, and operations & maintenance.

—Anglesey Freeport – Holyhead & Menai Corridor

North Wales' gateway to Ireland and the Atlantic, focusing on offshore wind, marine energy, and advanced manufacturing. Projected to deliver **up to £1.4 billion** in capital investment, supported by deep-water port infrastructure and a strong skills pipeline via Bangor University.

Investment Zones

—Cardiff & Newport Investment Zone

A designated innovation corridor for semiconductors, compound materials, cyber, and fintech. Incentives include enhanced capital allowances and R&D tax credits. **Over £1.2 billion private investment** leveraged since 2020.

—Deeside & Wrexham Investment Zone

An industrial heartland transitioning toward advanced manufacturing and net-zero supply chains. Focus on aerospace, automotive electrification, and hydrogen manufacturing. Projected **£800 million private investment** within a decade.

AI Growth Zones

—North Wales AI Growth Zone

Linked to Wylfa's SMR development, this zone will integrate energy infrastructure with data centres and advanced technology hubs. It has the potential to unlock **£100 billion investment** and create thousands of jobs.

—South Wales AI Growth Zone

Driving innovation in AI, data centres, and digital infrastructure, supported by clean energy provision. **Over £24.25 billion private investment** already committed.



Working together

Our job at the Welsh Government is to make life easier for you.

Our Team will work with you to deliver a tailored package of support, including advice on financial incentives and support, skills, recruitment, supply chain, business networks and property and location.

If you want to come and see what Wales has to offer, we can arrange a visit so you can experience our projects first hand.

For more information:

Email: inwardinvestment@gov.wales

Website: tradeandinvest.wales

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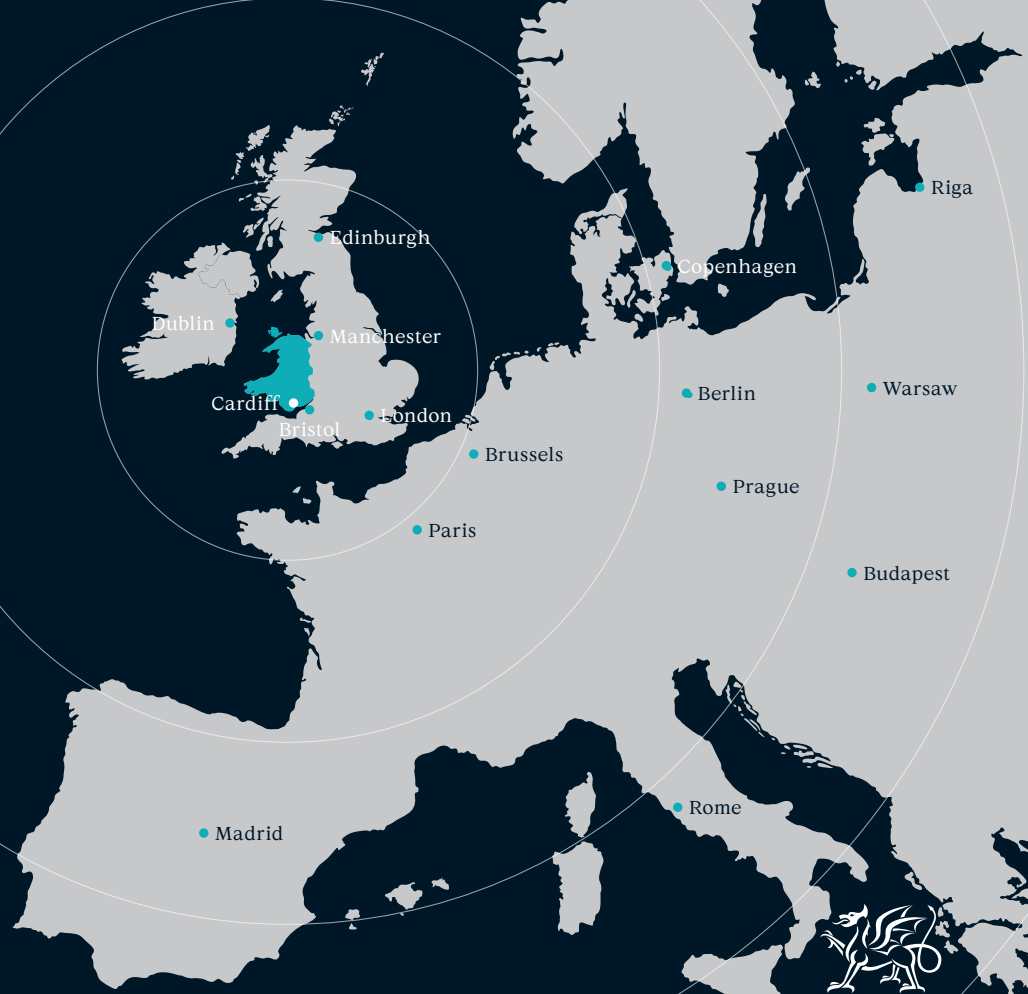
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Digital ISBN: 1978-1-83745-587-4

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