

Wylfa revival boosts investor's multi-million development plans on Anglesey

An investor says the planned revival of Wylfa B has boosted its potential developments on Anglesey.

UK Government has stepped up its commitment to new nuclear in Britain in response to the energy price and security crisis. The Wylfa site is tipped to be part of that with UK and Welsh governments supportive and talks ongoing with US energy and engineering firms Westinghouse and Bechtel as well as the potential for Small Modular Reactors.

There are hopes it could be third time lucky for the site after two previous attempts to develop a nuclear plant next to the old power station have failed.

Investment and development company Conygar believes this is good news for its projects on Anglesey. The sites include 200 acres of currently brownfield but developable land at Rhosgoch and Parc Cybi, Holyhead, and plans for the [£100m Holyhead Marina](#).

Rhosgoch could support residential and logistical elements of any nuclear build while Parc Cybi could also be used for logistics. For the marina, the company says the investment and additional well paid jobs on the island would increase demand for residential property.

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It came as the the group reported a profit of £1.93 million in the six months to March 31 and total assets of £126m.

The company told investors: "Whilst it is difficult to predict the impact that the ongoing war in Ukraine will have on the

real estate sector, its occurrence, in conjunction with the global shift towards low carbon energy, has strongly influenced the Government's desire for more UK sourced power. The release, in April 2022, of their Energy Security Strategy sets out proposals for the provision of greater energy independence and security, by way of supercharging the deployment of cleaner and more affordable energy.

"This includes the provision of a £120 million Future Nuclear Enabling Fund to progress a series of projects as soon as possible this decade, including the Wylfa site in Anglesey, where talks were already ongoing between the UK and Welsh Governments and US energy and engineering firms Westinghouse and Bechtel.



A general view of the Wylfa Nuclear Power Station. Photo by Christopher Furlong/Getty Images)
(Image: Getty Images)

“If the UK and Welsh Governments eventually decide to support nuclear and / or other energy forms on Anglesey, our site on the Holyhead Waterfront and over 200 acres of currently brownfield but developable land at Rhosgoch and Parc Cybi are well positioned to support the significant residential and logistical provisions which will be required.”

On the marina, they added: “At Holyhead Waterfront, Anglesey, the detailed application and marine licence applications, submitted in October 2021, for a proposed development to include a 250-berth marina, 259 townhouses and apartments, marine commercial and additional A1/A3 retail units, were validated in January 2022. We expect a determination by the Local Authority in the autumn of this year.”

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Robert Ware, Chief Executive, said: “The soon to be opening up

and ongoing development programme at The Island Quarter site in Nottingham in conjunction with the resurgence of interest in a nuclear capability in Anglesey leaves the Group well placed to benefit from the post-pandemic economic bounce and strong demand for high quality, sustainable, UK real estate, particularly in the residential rental market.

“Although the further advancement of our development portfolio will require a substantial investment by third- parties we are confident that there is significant interest which will become clearer over the year.”

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