



# THE LINKS

REST BAY · PORTHCAWL



# WELCOME TO THE LINKS



Providing outstanding coastal living and steeped in history, The Links stands proudly overlooking the sandy beach of Rest Bay and the Royal Porthcawl Golf Club.

Sympathetically designed to blend old with new, The Links features the refurbishment and conversion of a Victorian Grade-II listed building along with a collection of carefully-designed new build properties. These new homes comprise studios, 1, 2 and 3 bedroom apartments.

Each home will provide the ultimate in contemporary living and luxury specification while offering exceptional views and a lifestyle to match.



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UNINTERRUPTED SEA VIEWS



AWARD-WINNING BEACH

# THE LINKS

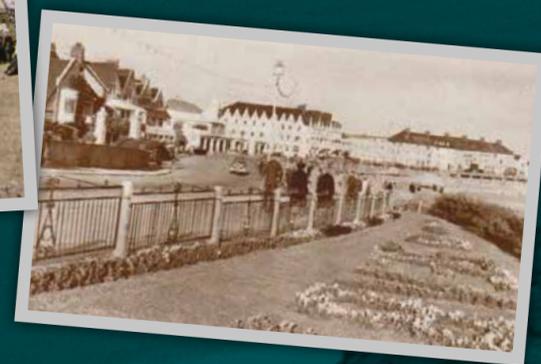
## BETWEEN PAST AND PRESENT

Built as a specialist convalescent hotel, “The Rest” first opened its doors nearly 150 years ago. Supported by nursing pioneer, Florence Nightingale, the hotel provided a much-needed place for local labourers and miners to take a break from their demanding physical work.

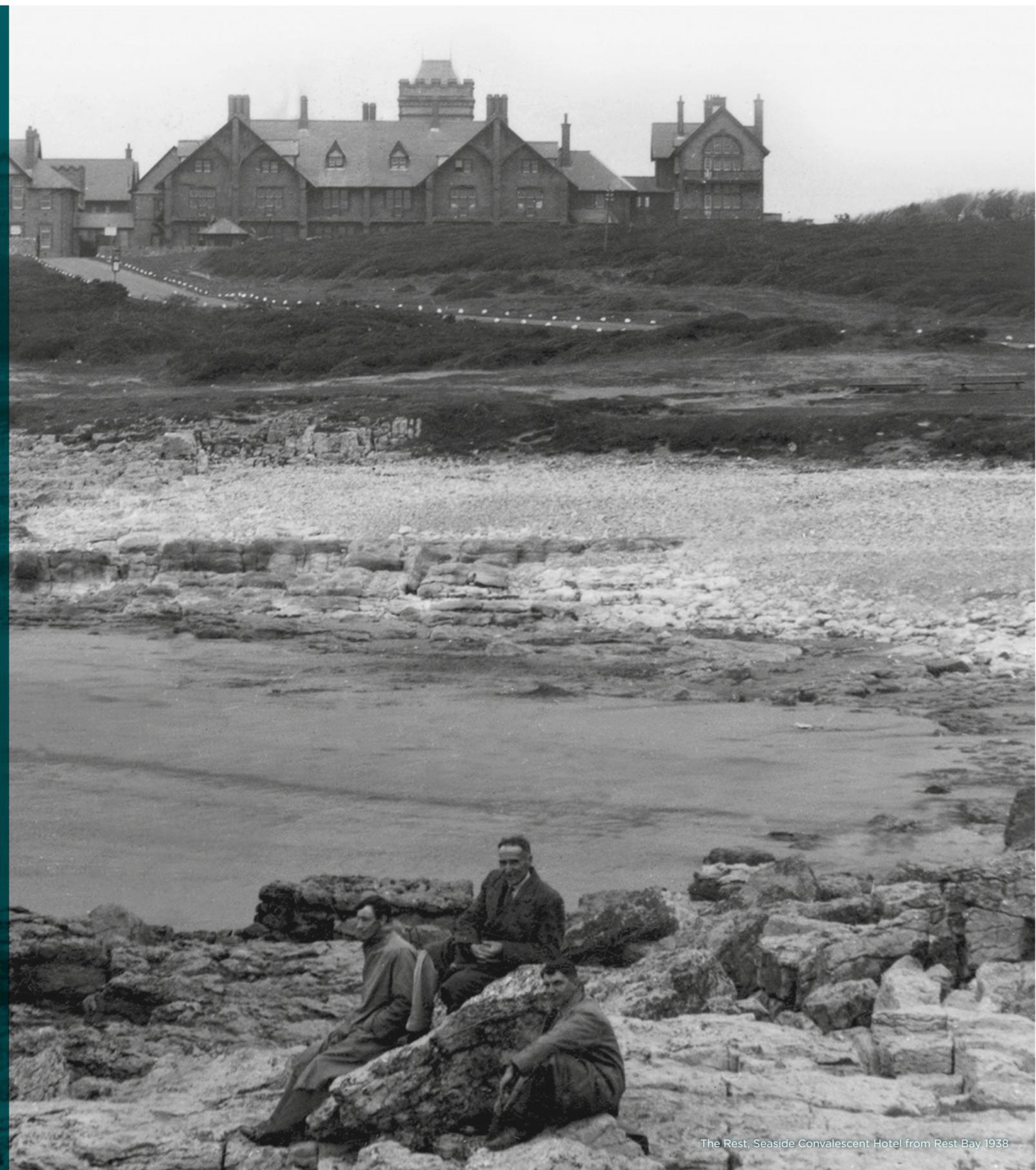
During both the First and Second World War, the building was used to support the British Army as a war hospital for injured soldiers. It was given Grade-II listed status for its unique role in South Wales’ industrial history and to celebrate the work of local architect John Prichard. Once the war was over, the building reverted back to a hotel, continuing to provide respite for workers.

Throughout the 1940s, 50s and 60s, miners in Wales celebrated a two-week summer holiday during the last week of July and the first week of August. Rest Bay and the surrounding beaches were one of the most popular destinations for families.

The Links redevelopment will add to the history of this captivating building, ensuring its next chapter plays a vital role in continuing the heritage of Porthcawl.



Left: Henry Study's Fairground 1908. College Field (Today Picton Avenue)  
Right: The Lower Promenade (circa 1950)



The Rest, Seaside Convalescent Hotel from Rest Bay 1938

# THE LINKS

## COASTAL LIVING



Experience breathtaking panoramic sea views towards the Gower in the West, the Bristol Channel in the East and Devon's Exmoor in the South.

Located just moments from the shore, where waves roll across the golden sand of Rest Bay, the surroundings welcome surfers, walkers and beach lovers.

With fresh sea air, wide open space and an ever-changing vista, it's clear to see why many choose life by the sea.

The development of a water sports centre and café near The Links is set to enhance the area further as a top surfing destination, with the café to provide a haven to absorb the atmosphere all year round.



Wales Coastal Path from Rest Bay

# ON YOUR DOORSTEP

## THE BEACHES



Located to the west of Porthcawl's beaches, The Links overlooks the coastline with its ever changing tides, while the nearby coastal path leads on to secluded rocky bays.

### REST BAY

This Blue Flag-awarded beach is popular all year round; its sea conditions attract surfers and sports enthusiasts who seek for the perfect swell, together with walkers and bathers in the summer months.

When the tide retreats the occasional rock pool is revealed, teeming with marine wildlife to explore and observe; a much-loved past time for generations of nature enthusiasts visiting the beach. Rest Bay is a place to be enjoyed by all.

### PINK BAY

A 15-minute walk from Rest Bay lies Pink Bay, a steep pebble bank down onto a flat beach edged by a rocky shoreline with a charming pink marble effect.

At low tide, a monument to the crew of the Mumbles Lifeboat and the SS Santampa is visible at Sker Point.



Sunset on Pink Bay

# ON YOUR DOORSTEP

## GOLF



For golfers, The Links is perfectly positioned with four courses nearby. The closest is the world-renowned Royal Porthcawl Golf Club, the number one golf course in Wales, which sits directly adjacent to the development.

The prestigious members only club, with its impeccable course and international visitors, has been highly commended by golfing champions. The spectacular coastal setting of the course complements wide open skies providing sensational views.

Within a 5-mile radius, a further three reputable golf clubs offer a variety of memberships, each with exceptional courses.

Pyle & Kenfig Golf Club is located in the Kenfig National Nature Reserve and ranks in the top ten clubs in Wales. Colossal dunes adorn this unusually laid out links course.

The traditional Southerndown Golf Club sits on naturally occurring 'limestone-heath' terrain which provides free drainage to the course. A charming clubhouse with a relaxing atmosphere awaits post-match play.

The Grove, a well regarded and challenging course, welcomes non-members and offers eighteen carefully crafted holes.



Sir Nick Faldo teeing off in the Senior Open Championship, held at the Royal Porthcawl Golf Club, 2017

# ON YOUR DOORSTEP

## COASTAL PATH



Make your way west along the sweeping coastline, where sandy white paths meet the Porthcawl boardwalk. Take in the limestone cliffs and sandy dunes, and on carefully placed benches take time out to breathe in the distant hazy views of North Devon.

Standing washed in yellow, against the backdrop of the barren sands of Kenfig Burrows and the sea, Sker House is found. This 900-year-old building, originally constructed as a monastery, sits proudly beyond grassy banks.

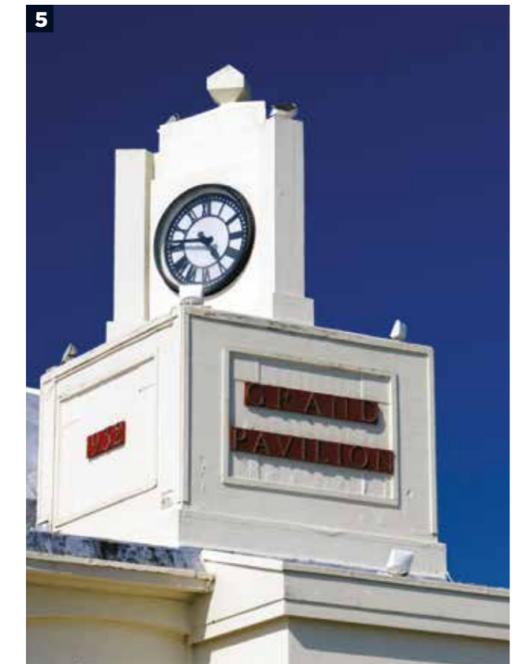
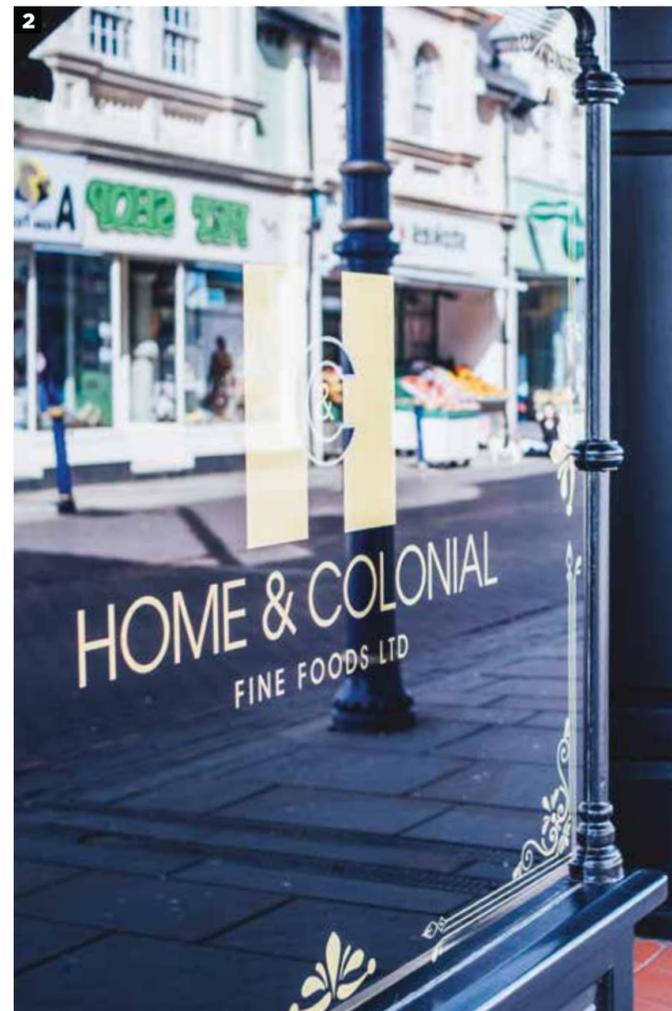
Kenfig National Nature Reserve is a hidden gem; sand dunes surround a variety of fen orchids exuding fragrant yellow gorse flowers, uniquely found here and on the coast of Brittany.

In an easterly direction, the quaint village of Nottage provides walkers with an opportunity to refuel with home-cooked delights at one of its three pubs. Continue further and experience Merthyr Mawr, home to the tallest sand dune in Wales, "The Big Dipper". The dune system here extends across 840 acres and is a sanctuary for a variety of plants and wildlife.

The Ogmore Valley opens up the heritage coastal path with sensational views and miles of unique geology, amongst historic castles, churches, beaches and walled gardens.



Sker House, Porthcawl



Images: 1. Porthcawl Harbour & Lighthouse viewed from Rest Bay 2. Home & Colonial Fine Foods on John Street, Porthcawl 3. Having fun in the waves 4. Porthcawl Harbour

Images: 1. Sandy Bay - Porthcawl 2. Street sign on the Esplanade 3. The Coastal Path running alongside the Links 4. Museum and Art Society 5. The Grand Pavilion 6. Harbour Bar & Kitchen 7. Display at the Fishmonger's Cat, John Street 8. Surfer ventures out at Rest Bay

# ON YOUR DOORSTEP

## PORTHCAWL

The town of Porthcawl was born out of a decision to build a harbour to support South Wales' flourishing coal and iron industries and trade in the 19th century.

By 1932, the town had become a popular seaside resort, and the Grand Pavilion was built as a venue for civic functions and dances. Today, the Grand Pavilion remains a focal point on the Porthcawl seafront and hosts a wide variety of events.

More recently the town has benefited from investment and new development, including the newly refurbished Harbourside where an eclectic mixture of restaurants and cafés cater for cosmopolitan tastes. Enjoy lunch or an evening out while taking in the calm, gently shimmering water of the harbour.

The town centre's cluster of small boutiques and quintessentially British promenade attracts international visitors. During the town's festival season - the two most famous being the International Elvis and Jazz Festivals - Porthcawl is a hive of activity.



The Esplanade

# THE LINKS

## CONNECTING YOU FURTHER



Beyond the beaches and scenic countryside, Porthcawl is well-connected. Cardiff, Wales' capital, is under 40 minutes away by car.

The eleventh largest city in the UK, Cardiff attracts over ten million visitors each year. Home to the iconic Principality Stadium and a two-thousand-year-old castle, it's a diverse metropolis of activity and culture. The centre benefits from St Davids, Cardiff's biggest shopping centre and showcases independent retailers, designer labels and high street names as well as a vast array of restaurants and bars.

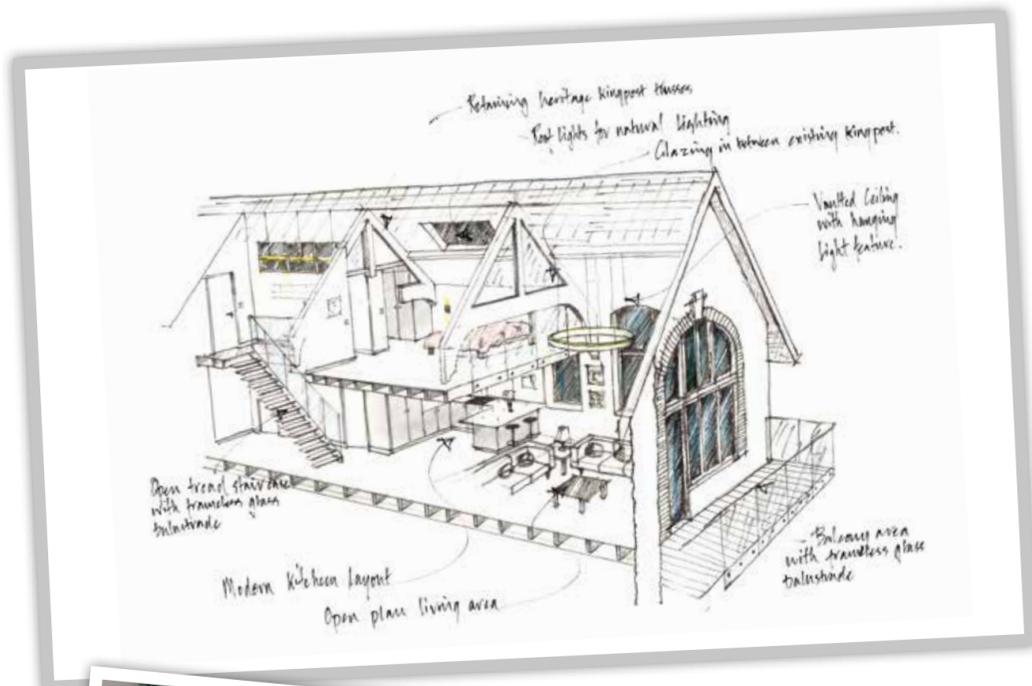
Cardiff International Airport is 40 minutes from Porthcawl, with many direct connections including Edinburgh and Paris. London Paddington is just two hours away by train from Cardiff Central Station with Heathrow serving flights to and from destinations all over Europe and the Middle East.

Under an hour's drive from Porthcawl is the Gower Peninsula, an astonishingly rich environment of limestone cliffs, golden sand beaches and wild moors. In 1956, this varied landscape was the first place in the UK designated as an "Area of Outstanding Natural Beauty".

Only 35 minutes away by car is the coastal city of Swansea with its chic boutiques and artisan bistros, many of which are just minutes from the diverse shoreline of world-class surfing beaches and Victorian Piers.



Swansea Marina and Waterfront

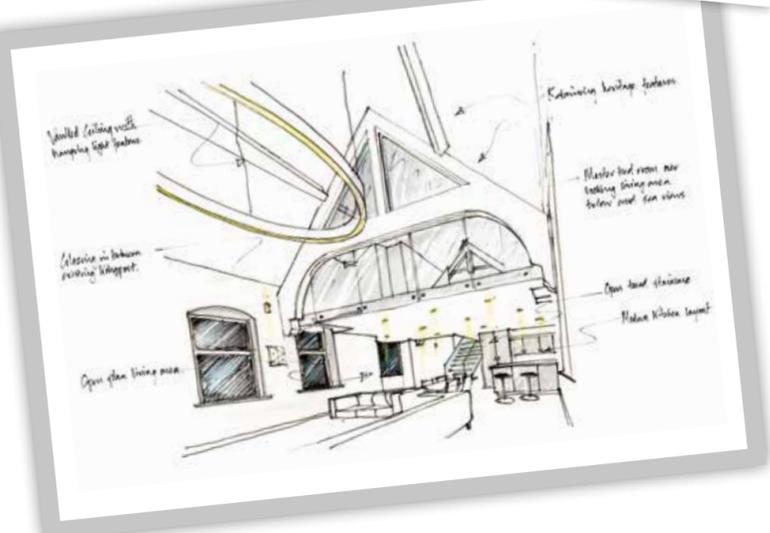


# OUR VISION

The Links has been designed with careful consideration given to the significance of how the historical and new build elements sit within this dramatic landscape; enhancing original features and sensitively balancing conservation with contemporary interventions.

The design of the new build element makes architectural reference to the historic building and creates a sensitive contrast between old and new. The primary pedestrian entry route links the car parking to a beautifully landscaped courtyard formalising the relationship between the historic building, new build element and its coastal landscape.

Each apartment layout has been individually arranged to create the most efficient and exciting use of space. Heritage features within the historic building such as intricate detailing, original doors, roof trusses and purlins have been preserved and exposed to enhance the character of each apartment. Where possible, roof voids have been utilised with stunning mezzanine level accommodation and roof glazing to provide dramatic double height spaces. Large window openings offer rooms filled with an abundance of natural light and maximise the magnificent panoramic views across the bay. The majority of apartments will not only enjoy communal landscaped grounds, they will also benefit from a private balcony or terrace to take in the outstanding vistas.



*Michael Bayly*

Michael Bayly ARB  
Associate Director  
Expedite



# THE GROUNDS

## LANDSCAPING



Sympathetically designed by Landscape Architects, The Urbanists, the communal grounds add real value to life and wellbeing at The Links and complement this unique building and location.

Our vision was to create a natural coastal feel to the spaces surrounding the building, to sit comfortably within the broader beachside setting. Use of native species, such as wildflowers and gorse create an informal coastal look, while allowing the original building to continue to dominate its surroundings as it always has done.

The inner courtyard is designed to be a contemporary formal space which will contrast with the coastal environment and provide a dramatic welcome to The Links. A simple hedge lined lawn will provide residents with a relaxed space to sit, read or socialise; while architectural planting will be contrasted with dramatic multi-stem birch to create a sophisticated space for enjoyment all year round.

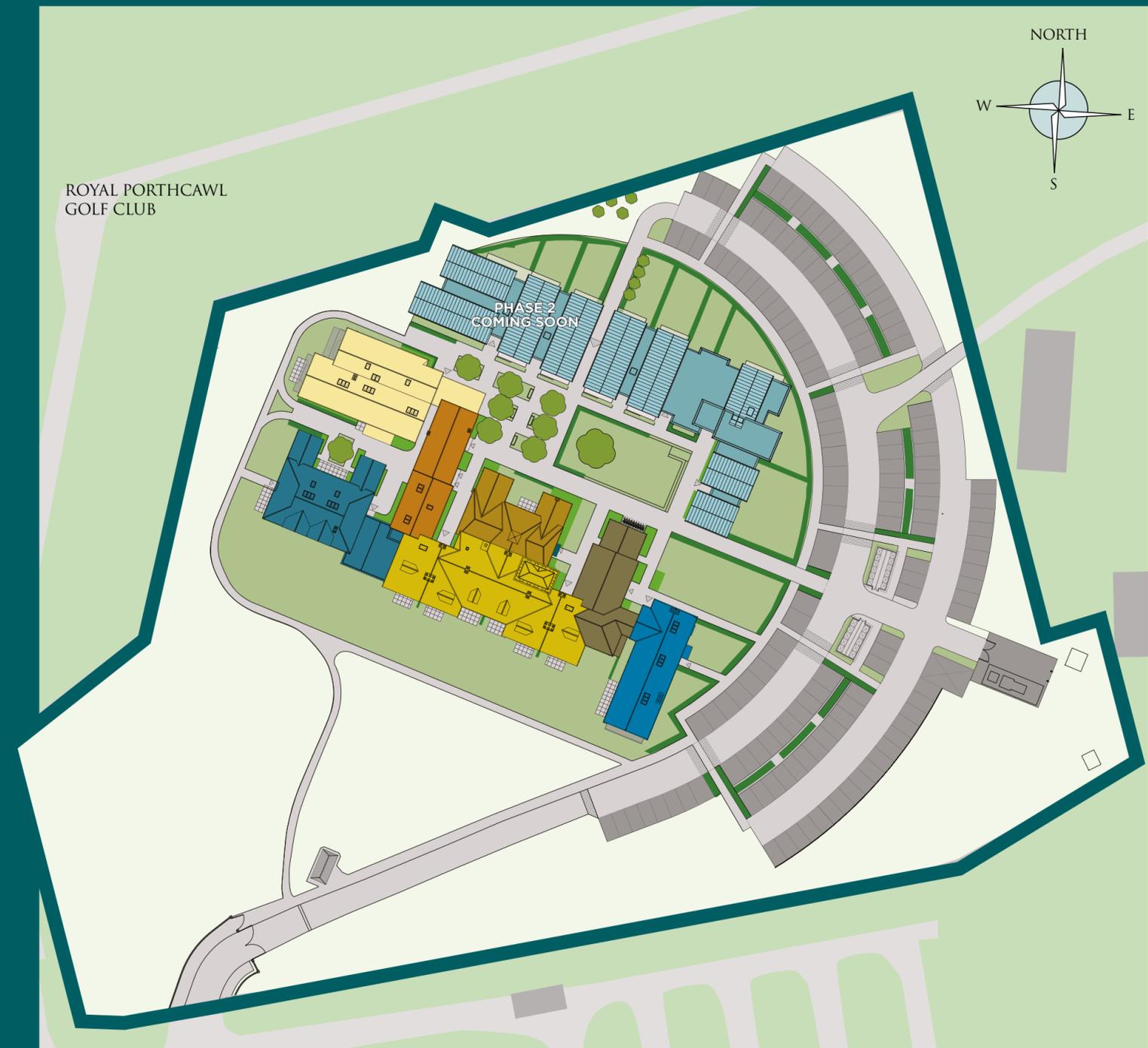
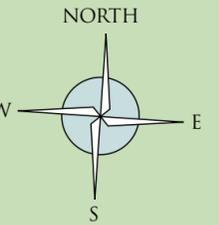
# DEVELOPMENT LAYOUT

A stunning collection of studios, 1, 2 and 3 bedroom apartments. Positioned in an exquisite seafront location benefitting from outstanding rural and coastal views.

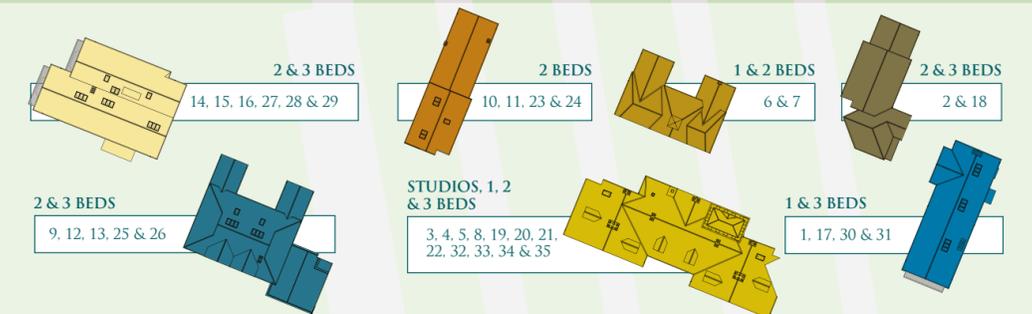


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ROYAL PORTHCAWL GOLF CLUB



## KEY TO THE APARTMENTS



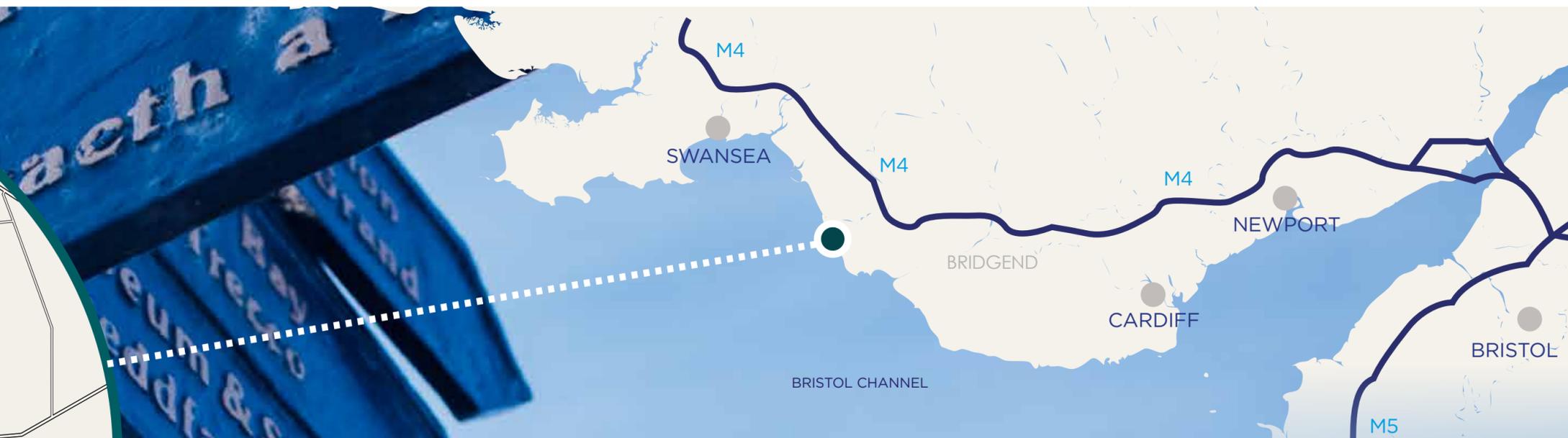
The development layout and all CGIs are for illustration purposes only. These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. 02/19



Computer generated image, apartment 15



**PORTHCAWL**



**LOCATION**

The Links overlooks South Wales' top surfing beach with its golden sands and rock pools and adjacent to the award winning Royal Porthcawl Golf Club. Situated on the western outskirts of Porthcawl, The Links lies midway between the cities of Cardiff and Swansea.

**ADDRESS**

The Links, Rest Bay, Porthcawl CF36 3UP

**TRAVEL**

**BY CAR**

**FROM THE LINKS (CF36 3UP)**

- LONDON 176 miles 3 hr 17 mins
- CARDIFF 30 miles 42 mins
- CARDIFF AIRPORT 23 miles 44 mins
- SWANSEA 20 miles 34 mins
- BRISTOL 70 miles 1 hr 25 mins
- BRIDGEND 8.3 miles 19 mins

Source: theaa.com

**BY AIR**

**FROM CARDIFF INTERNATIONAL AIRPORT**

- EDINBURGH (FLYBE) 1HR 10 MINS
- GLASGOW (FLYBE) 1HR 15 MINS
- PARIS (KLM) 1HR 20 MINS

Source: skyscanner.com

**BY RAIL  
FROM BRIDGEND**

SWANSEA  
(35 MINS)

BRIDGEND

CARDIFF  
(22 MINS)

BRISTOL  
(82 MINS)

LONDON  
(160 MINS)

Source: thetrainline.com





Previous Acorn developments, clockwise from top left: Horizon, Ogmore-by-Sea. The Dunes, Perranporth. The Beach, Porthtowan

## OUR PHILOSOPHY



Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture.

Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.



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