

RYB

Rhyd y Blew, Ebbw Vale
NP23 5PW



FOR SALE

Development site immediately available in established commercial location in close proximity to A465 Heads of the Valleys Road.

From 6 to 20.5 acres (net)
(2.43 to 8.3 hectares)

www.rhydyblew.uk

On behalf of



Llywodraeth Cymru
Welsh Government

RYB

LOCATION

The site occupies a strategic location to the south of the A465 (Heads of the Valleys Road) in the heart of the South Wales Valleys. The A465 links Swansea in the west to the Midlands (via M50 and M5 Motorways) and has recently undergone significant and continued improvements to provide dual carriageway.

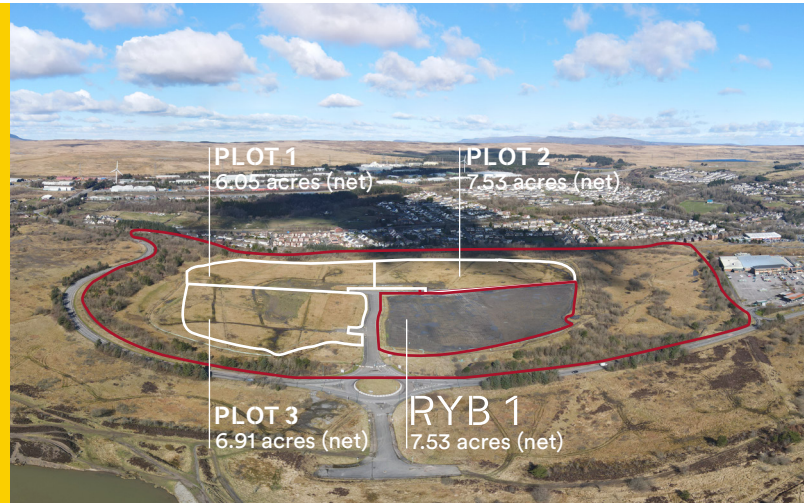
The main Town of Ebbw Vale is approximately half a mile to the south east of the site where the former steelworks site has been regenerated in recent years for a wide range of uses, with education and leisure facilities already in place.



PLANNING

This area of land is allocated in the Local Development Plan as part of a mixed use site (MU1) and is within the Ebbw Vale Enterprise Zone.

The specific use identified for the site is a strategic employment site (B1 & B2 uses) and any development needs to accommodate and enhance the valuable ecological features of the site.



DESCRIPTION

The site comprises a gross area of circa 29.22 hectares (72.2 acres) with a development plateau area of 14.5 hectares (36 acres) and is accessed via a roundabout on the adjacent Bryn-Serth Road.

It is broadly rectangular in shape and was created as a restored landform following opencast coal working in the 1970s.

Population

Ebbw Vale: 18,558
Blaenau Gwent: 70,020
10-year Growth Forecast: -2.7%
Wales: 6.7 million
10-year Growth Forecast: -1.0%



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TENURE

The site is available on a freehold basis.

TERMS

Sites are available for sale for the construction of suitable buildings to an agreed standard.

PRICE

On Application. Please note that the price is subject to an open market valuation upon disposal and VAT is applicable.

SERVICES

All plots will have the ability to connect into electric, gas, water and mains drainage. A services plan is available upon request. BT is also available.

SERVICE CHARGE

There will be an estate service and management charge to cover a fair proportion of all common estate maintenance costs.

INFORMATION PACK

Full information on services, topographical surveys, ground investigations, site investigations are available upon request.

FURTHER INFORMATION



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