

FOR SALE

# Rhyd Y Blew Ebbw Vale

Blaenau Gwent, NP23 5PW

On behalf of



Llywodraeth Cymru  
Welsh Government



**From 2 hectares (5 acres) to 14.5 hectares (36 acres)**

Located close to the A465 (Heads of the Valleys Road), within a Tier One grant assisted area, which provides the highest level of grant assistance for qualifying projects

## 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.

## 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.

## 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.

## 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.

## Grant Assistance

The site is situated within a Tier One grant assisted area, which provides the highest level of grant assistance for qualifying projects. Interested parties are to make their own enquiries of the relevant departments at the Welsh Government.



Plans are for identification purposes only. Not drawn to scale.

## Information Pack

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

## Viewing / Further Information:

Please contact sole agents Knight Frank:

**Neil Francis**  
029 2044 0147  
neil.francis@knightfrank.com



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