

FOR SALE

On the instructions of Blaenau Gwent County Borough Council & Trustees of a Private Pension Fund



For identification purposes only

CLOSE PROXIMITY TO PARC BRYN BACH

- Established residential location to the north of Tredegar.
- Part with outline planning permission – entire site located within settlement boundary as defined by the Local Development Plan.
- Close proximity to amenities with good access to main road network
- Detailed Information Pack available.



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RESIDENTIAL DEVELOPMENT LAND

**TREDEGAR
NP22 3HA**

GROSS AREA:

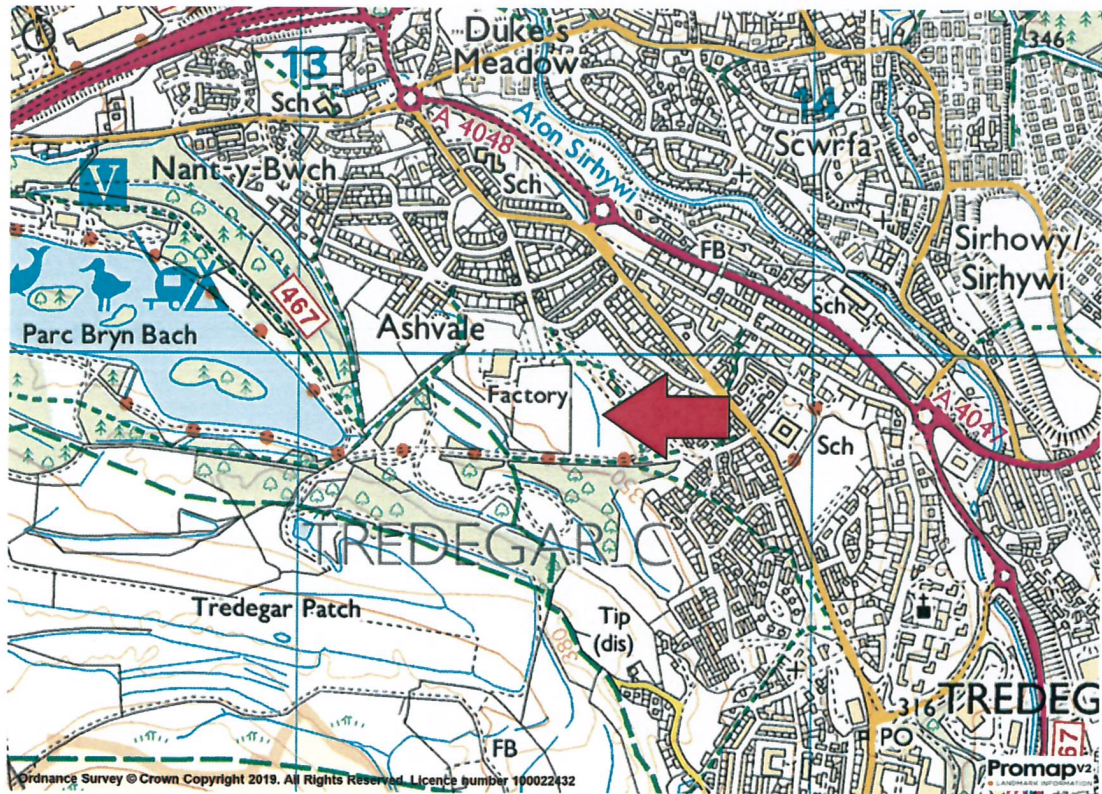
**3.46 Hectares
(8.55 Acres)**

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

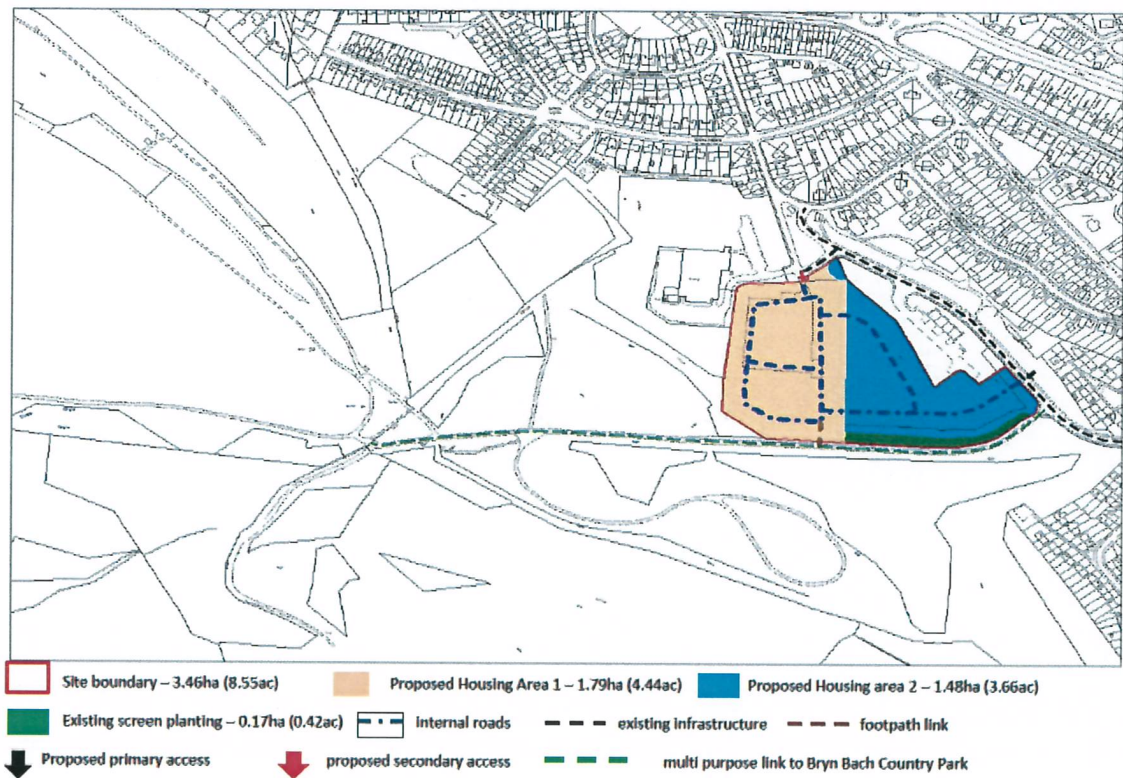
- the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Rawlins & Madley has any authority to make or give any representation or warranty whatever in relation to this property;
- all prices and rentals quoted are exclusive of VAT (if chargeable)



LOCATION PLAN



ILLUSTRATIVE MASTERPLAN



LOCATION

The subject land occupies a prominent location to the northwest of Tredegar town centre.

Blaenau Gwent has an increasing demand for new homes, with a requirement of an additional 3,500 dwellings over the period 2006-2021.

The land fronts onto an unnamed road which forms an extension to Gwent Way, from where the main access to serve the development will be constructed.

Tredegar town centre is within approximately 1 mile, which has an impressive historic core and has seen significant regeneration in recent years. The town centre provides a service centre to the surrounding established residential neighbourhood.

The main A465 Heads of the Valleys dual carriageway is within approximately 1 mile providing good access to the popular market town of Abergavenny and the national motorway network. The M4 Motorway (Junction 28) is within approximately 23 miles and the cities of Newport and Cardiff are within approximately 25 and 34 miles respectively.

Local school and transport facilities are conveniently available, and the area will benefit significantly from the establishment of the South Wales Metro. A rail link is available within approximately 2 miles in the nearby town of Rhymney.

DESCRIPTION

The gross site area extends to approximately 3.46 hectares (8.55 acres). The site boundary of the gross area is shown by a red line on the enclosed Illustrative Masterplan. The areas shown coloured blue and green comprise reclaimed land currently in the ownership of Blaenau Gwent County Borough Council. The area coloured beige is

currently in the ownership of the Trustees of a private pension fund and comprises the former BKF Plastics Factory site.

A footpath flanking the southern site boundary leads to Parc Bryn Bach and its 36 acre lake. The Country Park extends to some 340 acres and supports a range of leisure and adventure activities. Parc Bryn Bach is a short walk to the north of the subject site.



Parc Bryn Bach

PLANNING

The area shown coloured beige on the Illustrative Masterplan has the benefit of outline planning permission for residential development, granted originally under Planning Reference C/2007/0730 and extended under Reference C/2015/0052.

The principle of residential use on the site is considered to be acceptable, subject to meeting the criteria of the relevant policies contained in the Local Development Plan and National Planning Policy. A copy of the Planning Statement provided by Blaenau Gwent County Borough Council is included within the Information Pack referred to below.

Copies of the existing planning permissions and Section 106 Agreement are also included within the Information Pack.

The site would suit a mixed residential development providing

homes for families, young professionals and those wishing to downsize.

INFORMATION PACK

Background information listed below can be provided to interested parties via a Dropbox link on request:

- Proposed Illustrative Masterplan – Drawing No. MP-01.
- Planning Statement from Blaenau Gwent County Borough Council together with copy planning permission and Section 106 Agreement.
- Topographical Survey PDF and CAD formats.
- Coal Mining Risk Assessment
- Geo Environmental Desk Study.
- Cornerstone Utilities Report.
- Stage 1 Ecology Report.
- Preliminary Arboricultural Report.
- Legal Synopsis and Title.

The above information is provided in order to assist prospective purchasers, but all interested parties should make their own enquiries in order to satisfy themselves regarding all technical, planning and legal aspects.

TENURE

The property is held in two ownerships as illustrated beige and blue/green on the enclosed Illustrative Masterplan, and described in more detail in the legal synopsis included in the Information pack. Both areas are freehold and will be sold with the benefit of vacant possession throughout.

BASIS OF SALE

The property is offered for sale by private treaty.

Prospective purchasers should confirm their interest by requesting a copy of the Information Pack referred to above.

The Sellers reserve the right to conclude the sale by requesting

informal tenders from interested parties by a specified date.

VAT

VAT will not be payable on the sale proceeds on the land that is shown coloured blue and green on the enclosed Masterplan, but the Sellers of the land coloured beige have elected to charge VAT on the sale proceeds.

VIEWING

The general site area can be viewed from the adjacent roads and footpath to the south. Interested parties should first make contact with the selling agents to confirm their intention to walk the land.

All parties inspecting the land do so entirely at their own risk.



Parc Bryn Bach

FURTHER INFORMATION

For further information and to request a copy of the Information Pack, please contact:

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Anti-Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Rawlins & Madley will require any purchaser to provide proof of identity along with any other required documents.

SUBJECT TO CONTRACT

2385/10/2019