



## Land & Development in NP23

Pant-y-Fforest, Ebbw Vale, Blaenau Gwent,  
NP23 5FR

**£350,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Development Opportunity
- ✓ 1.7 Acres
- ✓ Outline Planning for 21 Units
- ✓ Planning Reference C/2009/0394

## Description

FOR SALE BY AUCTION: Terms and conditions apply.

We are pleased to offer to auction this development site measuring approximately 4 acres (1.7 hectare) outline planning has been granted for the development of 21 detached dwellings, however this could be increased to more than 30 if required, STPP. Additionally the site has full planning in place for an access road into the development.

The site occupies an elevated position with wonderful views across the surrounding countryside and Valleys and towards Ebbw Vale and is situated close to other executive properties and a development of bungalows and executive detached dwellings.

The area benefits from an excellent range of amenities and shopping facilities, schools and access to the A470 Heads of the Valley link road to Merthyr Tydfil and Abergavenny. The town of Ebbw Vale has enjoyed a good level of regeneration and development over the last few years, including re development of the the former steelworks site and prior to that The Festival Park shopping centre. There is also a direct rail line to Cardiff.

Please note: We have not inspected this site.

Price: Starting Bid £350,000

Property Type: Land & Development

Business Type: Residential Investments

Internal Size: 74052 Square Feet

External Size: 74052 Square Feet

Parking: Allocated

## Location

The subject site is well located along Pant y Fforest. The subject site is located approximately 0.9 miles from Ebbw Vale town centre and approximately 22.2 miles from Newport city centre.

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## Site Details

Development site measuring approximately 4 acres with planning for development of 21 detached dwellings, the current owners have stated this could be increased to 34 dwellings if required subject to change of planning application and has full planning in place for an access Road into the development.

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## Tenure

FREEHOLD. TITLE NUMBER: CYM277800

FREEHOLD. TITLE NUMBER: WA871592

FREEHOLD. TITLE NUMBER: CYM506114

FREEHOLD. TITLE NUMBER: WA715202

FREEHOLD. TITLE NUMBER: CYM277623

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## Planning Permission

Outline planning approval has been granted for the development of 21 dwellings currently.

Please refer to local authority (Blaenau Gwent) and legal pack for further information.

Planning application number C/2009/0394

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Pant-y-Fforest, Ebbw Vale, Blaenau Gwent, NP23 5FR

Contact your local branch today for more information on this property:

**19 Cleeve Wood Road, Bristol, Gloucestershire, BS16 2SF, <http://www.mcoleman.co.uk/>**

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