

MOUNTAIN ROAD, RASSAU, EBBW VALE
RESIDENTIAL DEVELOPMENT LAND.



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LOCATED ON THE OUTSKIRTS OF THE IMPORTANT
TOWN OF EBBW VALE, WITH GOOD ACCESS TO THE
HEADS OF THE VALLEYS ROAD.

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- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)



MOUNTAIN ROAD, RASSAU, EBBW VALE**RESIDENTIAL DEVELOPMENT LAND.****Situation:**

The land lies to the north of Mountain Road on the southern fringe of the village of Rassau, and is approximately ½ mile south of the A465 Heads of the Valleys Road. Ebbw Vale Town Centre is within 1 mile. Newport City Centre is within 24 miles, and the M4 motorway (Junction 28) is within approximately 21 miles. Cardiff City Centre is within 31 miles.

Local shopping, schooling and transport facilities are conveniently available, and a rail service between Ebbw Vale and Newport has recently become operational. A location plan is enclosed.

The Site:

The total site area extends to approximately 4.46 acres (1.80 hectares) and is shown for identification purposes only on the enclosed site plan. The land forms part of a wider area formerly used for open cast mining which has now been partially reclaimed and restored.

The site slopes down from Mountain Road from where access is obtained. The land abuts the established residential area of Rassau, and a significant amount of new build development has taken place in the locality in recent years. A Focus DIY store is located to the south of Mountain Road together with an area of woodland.

Tenure:

The property is freehold and will be sold with the benefit of vacant possession.

Planning:

Planning permission for residential development of the site has been secured in two phases. Outline planning permission was granted on the 3rd November 2006 for the eastern part of the site which has a gross area of approximately 1.00 acre (0.40 hectare). The application was accompanied by an indicative site layout plan showing 10 dwellings although all matters were reserved for subsequent approval.

Subsequently an outline planning application for residential development of the western part of the site, which has a gross area of approximately 1.96 acres (0.80 hectare) was submitted on the 28th March 2007. An indicative site layout plan illustrating the additional 10 dwellings was submitted, but again all matters were reserved for subsequent approval. On the 6th December 2007 the planning committee resolved to grant planning permission subject to conditions, and the developer entering into a Section 106 Agreement or a unilateral undertaking. The purchaser of the site will be responsible for negotiating the section 106 agreement with Blaenau Gwent County Borough Council to secure the permission for Phase 2.

A copy of the planning statement prepared by DPP, the vendors' planning consultants, forms part of the Information Pack which is available upon request. A copy of the indicative sketch layout for Phases 1 and 2 is attached to these particulars.

Ground Conditions:

A ground investigation report has been commissioned from Integral Geotechnique Limited, which forms part of the information pack and which is available upon request.

Services:

Prospective purchasers should satisfy themselves regarding the availability, location and capacity of all mains services including foul and surface water drainage. Preliminary information provided by Wales and West Utilities, Western Power Distribution and Welsh Water are contained in the information pack which is available upon request.

Local Authority:

Blaenau Gwent County Borough Council, Municipal Offices, Civic Centre, Ebbw Vale, NP23 6XB Tel: 01495 350555.

Information Pack:

An information pack containing the details set out below is available at a cost of £35.25 inclusive of VAT. Cheques should be payable to Rawlins and Madley for this amount.

- ♦ Planning Statement – DPP: providing history and copies of the planning decision notice in relation to the Phase 1 outline approval, and the committee report and minutes in relation to the Phase 2 planning resolution.
- ♦ Topographical Site Survey – Davies Chartered Land surveyors (via e-mail).
- ♦ Phase 2 Split Level Design Philosophy and illustrative site section drawing – Willdig Lammie Partnership Limited.
- ♦ Ground Investigation Report – Integral Geotechnique Ltd (via e-mail or CD Rom).
- ♦ Preliminary Services Information - Wales and West Utilities, Western Power Distribution and Welsh Water (via e-mail).

- ♦ Legal Synopsis – Harding Evans: incorporating Land Registry Extract Title No: CYM221749.
- ♦ Tender documentation.

VAT:

The vendor does not propose levying VAT upon the proceeds of sale, but reserves the right to do so.

Basis of Sale:

The land is offered for sale by Informal Tender with a closing date for bids of **12 Noon on Friday 16th May 2008**. Tender documentation is included in the information pack referred to above.

Viewing:

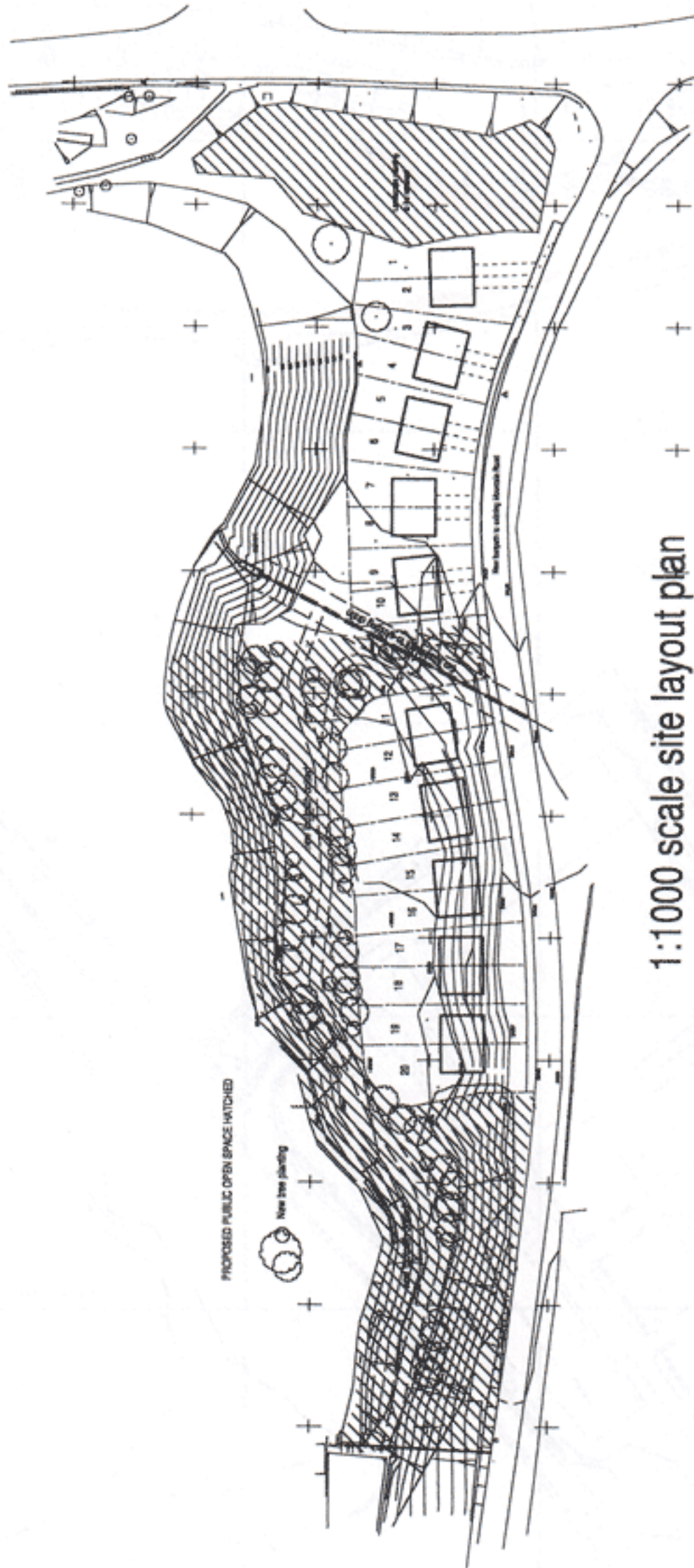
Inspection of the land may be undertaken by interested parties at their own risk once in possession of these particulars, but prospective purchasers are asked to first register their interest with Rawlins and Madley by requesting a copy of the information pack.

Joint Agents:

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SUBJECT TO CONTRACT



1:1000 scale site layout plan