



PENTRE PARC, PARK HILL ROAD, TREDEGAR, BLAENAU GWENT, NP22 4BH

Knight Frank

Residential Development/Investment Opportunity

- ◆ 32.1 acres on an elevated site that has been allocated for residential development
- ◆ Residential scheme designed as 5 phases
- ◆ Land sale or turn key
- ◆ Detailed planning permission granted for Phases 1 & 2 (143 dwellings)
- ◆ Outline planning granted for phases 3, 4 & 5 (indicating 140 dwellings)



PENTRE PARC, PARK HILL ROAD, TREDEGAR, BLAENAU GWENT, NP22 4BH

Location

Postcode NP22 4BH

Tredegar is a market town forming the eastern end of the heads of the valleys road, approximately 30 miles north of Cardiff, between the towns of Merthyr Tydfil and Ebbw Vale. Access to the M4 motorway is either via the A465 and A470 to junction 32 or via the A4042 to junction 26. Ebbw Vale Parkway with extensive parking is approximately 3 miles and provides direct links to Cardiff with a journey time of 57 minutes.

Description

Pentre Parc extends to 32.1 acres (13 Hectares) approximately. This undeveloped site is currently a large rural green field enjoying far reaching views and adjoining the southern residential outskirts of Tredegar. The site slopes generally in a west to east direction and is predominantly open in character with a small pond in the south western corner and several areas of mature trees along the southern boundary.

The town of Tredegar is mainly residential in nature with a good range of shops, leisure facilities and social amenities.

Planning

A detailed application has recently been registered and approved for a new development of 143 dwellings known as (Phases 1& 2) "Application Number C/2009/0329. An outline application has also been registered and approved indicating 140 dwellings (phases 3, 4 & 5) "Application Number C/2009/0328".

S106 obligations have been stipulated by the Local Authority and documents to this effect are located in the "Technical Information Pack".

Tenure

The site is held freehold and registered at H M Land Registry.

Method of Sale

The land is offered for sale as a whole by private treaty with vacant possession on completion.

Technical Information

Information documents are available on our extranet website to assist interested parties containing planning documents, legal and technical information. For access to this information please contact us.

Viewing Arrangements

Enquiries for further information and/or site inspection should be made to:

David Fenton 01789 269 853

david.fenton@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.



01789 269 853
knightfrank.co.uk
Bridgeway, Stratford upon Avon, CV37 6YY