



ON THE INSTRUCTIONS OF
NEWBRIDGE CONSTRUCTION



A large site allocated for
mixed use development



BRYN SERTH

Ebbw Vale • South Wales

Approximately 96.6 acres (39.23 ha)
of which approximately 50 acres
(20.2 ha) is allocated for development

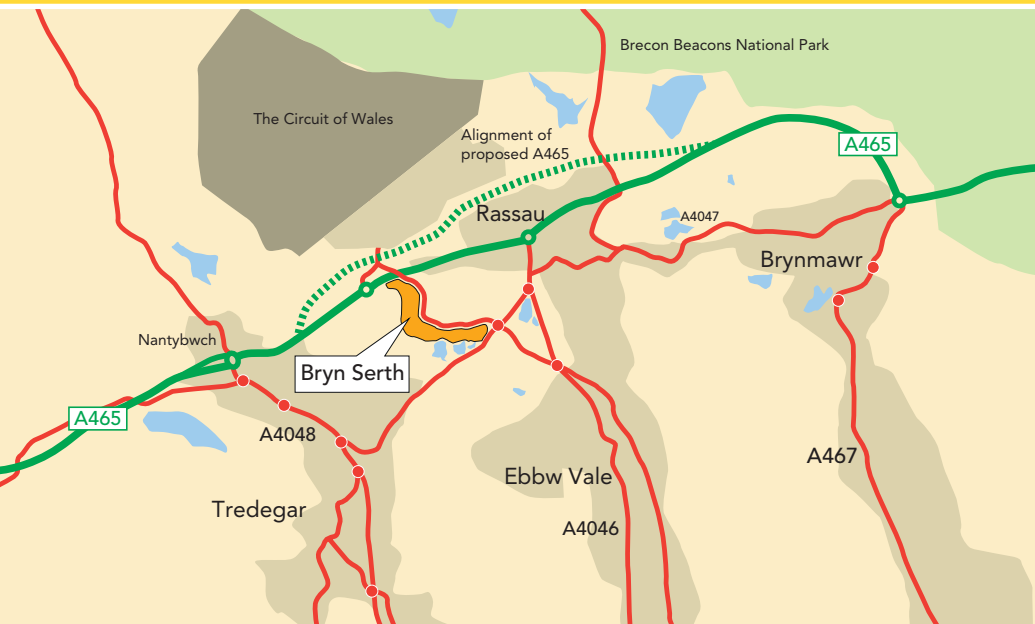
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LOCATION

Bryn Serth is located within the Northern Gateway regeneration area of Ebbw Vale and within the Welsh Government's Ebbw Vale Enterprise Zone. The site fronts Bryn Serth Road, midway between Ebbw Vale town centre and the A465 Heads of the Valleys dual carriageway.

The site will benefit from the ongoing improvements to the Heads of the Valleys road with an ongoing programme of upgrading to dual carriageway standard underway. The Welsh Government published its decision to proceed with the final remaining section eastwards between Brynmawr and Gilwern in 2014. This will enable uninterrupted dual carriageway / motorway access to London and the Midlands, both circa 2.5 hours away.



EBBW VALE

There has been a significant amount of investment in Blaenau Gwent over recent years with 'The Works' redevelopment of the former Steelworks well underway. 'The Works' programme of development has seen the construction of a new Learning Campus with Coleg Gwent, the new Ysbyty Aneurin Bevan Hospital as well as rail improvements with the extension of the railway line to a new station in Ebbw Vale town centre.

Meanwhile, to the north of the site is the proposed £250 million Circuit of Wales which, it is proposed, will create an automotive centre of excellence and racetrack designed to host Moto GP and World Touring Car events.



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INDICATIVE DEVELOPMENT PLAN



BRYN SERTH

The site lies on the west side of Bryn Serth road and could be developed for a mix of commercial and leisure uses.

The surrounding area comprises of a range of uses including residential areas, out of town retail with Morrisons, B&Q and KFC and the established Waun-y-pound Industrial Estate.

Waun-y-pound Industrial Estate is home to the multi-national automotive components supplier Continental Teves as well as a range of trade counter operators including Travis Perkins, Howdens and Robert Price Builders Merchants.

The site lies alongside Rhyd-y-blew, a 35 acre strategic employment site owned by Welsh Government. Both sites benefit from the Enterprise Zone designation, refer to www.business.wales.gov.uk/enterprisezones

PLANNING

Outline Planning Approval has previously been granted for Use Classes A3, C1, B1, B2 & B8, i.e. food & drink, hotel, business, industrial and warehousing. Please contact us if further information on planning is required.

Approximately 90.6 acres (39.23 ha) of which 50 acres (20.2 ha) is allocated for development

OCCUPIERS NEARBY BRYN SERTH





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DISPOSAL OPTIONS & TERMS

The site is available for sale as a whole or in part. Please contact the agents to discuss your site requirements and quoting terms.

FURTHER INFORMATION

Please contact the joint agents as follows:



Contact: Chris Sutton
chris.sutton@eu.jll.com

Misrepresentation Act:

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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