

# Building Plot

George Street, Brynmawr, Ebbw Vale  
Blaenau, Gwent, NP23 4TW

Freehold  
Development Land

0.74 Acres (0.3 Hectares)



**Guide Price** | £30,000 Excl  
By online auction



## Amenities



Residential  
Location



Outline Planning  
Submitted For Resi  
Development



Freehold



Residential



Parking



Transport  
Links

## Former West End Garage

0.74 Acres (0.3 Hectares)

### Description

This is an open plot of land following the demolition of the former West End Garage structure. The site is gated and fenced.

Plot measures approximately 0.3 Hectares or 0.74 acres.

Outline planning application has been granted ref: P/2025/0322 for the development of a new two-bedroom residential dwelling, subject to various conditions (dated June 2026).

**\*\*For sale by online auction (subject to sale prior, reserve and conditions)\*\***

## Location

This is a plot of land on George Street in the heart of Brynmawr, Ebbw Vale with Potential Development opportunities STP.

The plot, which was formerly occupied by a garage prior to demolition and is located on George Street in Ebbw Vale on primarily a residential street.

George Street characterises the town's industrial South Wales Valleys style consisting of traditional dense stone or brick terraced housing on a bus route near the town centre providing access to local services and amenities in the administrative centre of Blaenau Gwent.

## Accommodation

| Description | Acres | Hectares |
|-------------|-------|----------|
| Plot Size   | 0.74  | 0.3      |

### Locations

A40: 9 miles

Newport: 20 miles

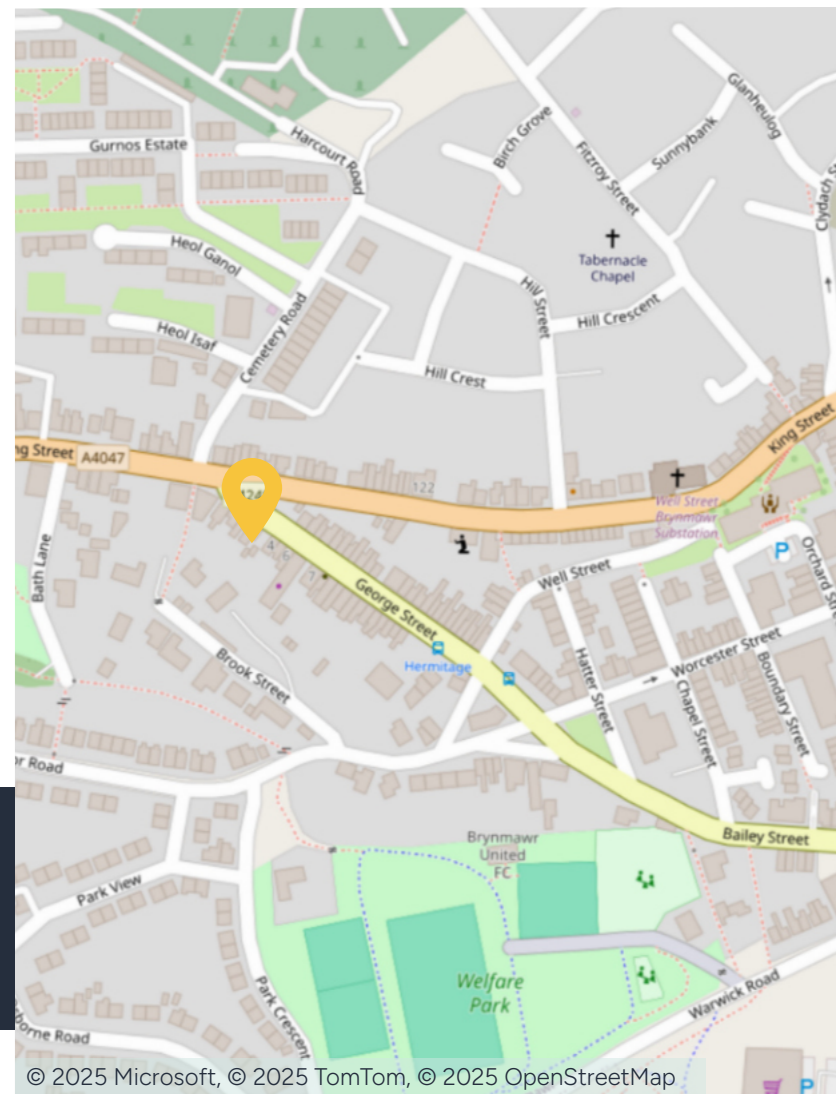
Brecon: 18 miles

### Nearest station

Ebbw Vale Town: 2.6 miles

### Nearest airport

Cardiff: 43 miles



## Further information

### Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page [www.fishergerman.co.uk/current-auctions](http://www.fishergerman.co.uk/current-auctions).

### Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at an guide price of £30,000 exclusive of VAT.

### Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction..

### Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

### Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,000 Including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £750 Plus VAT.

### Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

### Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

### Tenure

Freehold.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Planning

The plot of land has an outline planning permission granted under reference P/2025/0322 for the development of a new two-bedroom residential dwelling with gardens.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

## Further Information

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

Address: West End Garage, George Street, Brynmawr, Ebbw Vale, Blaenau, Gwent, NP23 4TW  
What3words: ///dots.trucks.mini



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Mathew Brandon**

07584 473 769

[mathew.brandon@fishergerman.co.uk](mailto:mathew.brandon@fishergerman.co.uk)



**Kerry Ward**

07929 658 084

[kerry.ward@fishergerman.co.uk](mailto:kerry.ward@fishergerman.co.uk)

Please Note: FG Auctions is a service line of Fisher German LLP. Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

**Particulars dated May 2026. Photographs dated May 2026.**



This brochure is fully recyclable