



# GRAIG HOUSE

NANT-Y-CROFT | EBBW VALE | BLAENAU GWENT





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GRAIG HOUSE IS AN APPEALING SMALL HOLDING SITUATED ON THE EDGE OF EBBW VALE. OFFERING A 3-BEDROOM DETACHED DWELLING, AN EXTENSIVE RANGE OF VEGETABLE GARDENS, USEFUL BUILDINGS AND PASTURE LAND EXTENDING IN ALL TO 1.83 ACRES.

THE PROPERTY IS INCLUDED WITHIN THE LOCAL DEVELOPMENT PLAN AS A CANDIDATE SITE AND HOLDS SIGNIFICANT DEVELOPMENT POTENTIAL.

- Three bedrooms, family bathroom and two reception rooms •
  - Traditional kitchen with conservatory and utility room •
- Large gardens with excellent vegetable patches and useful buildings •
  - A rare parcel of land well suited to sheep or horse grazing •
    - Easily accessible position •
    - Candidate site within the emerging LDP •
    - In all the property extends to 1.83 acres •

## DISTANCES FROM GRAIG HOUSE

Ebbw Vale 2.3 miles • Brynmawr 4.7 miles • Merthyr Tydfil 7.4 miles  
Crickhowell 10.0 miles • Abergavenny 11.5 miles • Pontypool 14.6 miles  
Newport 23.1 miles • Cardiff 30.4 miles • Bristol 53.2 miles  
Cardiff Airport 39.2 miles • Bristol Airport 62.1 miles  
Ebbw Vale Train Station 2.5 miles  
Abergavenny Train Station 11.7 miles • Newport Train Station 24.5 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the important Notice on the last page of the text.





## LOCATION & SITUATION

Ebbw Vale is a popular area benefitting from excellent road and rail connections. With excellent schools, a state of the art A-Levels College, numerous sports and leisure facilities, high street and independent shops and a range of eateries the town has become a real hub for locals and those who commute to larger business hubs. Further comprehensive shopping and leisure amenities are situated at Abergavenny and Cwmbran with more extensive facilities at Newport, Bristol and Cardiff, all within approximately an hour's drive.

Excellent road connections exist via the Heads of The Valleys (A470) providing access to Abergavenny, West Wales and the M4.

An abundance of tourism and recreational activities exist within the wider region, especially the beautiful Usk Valley, the Monmouthshire and Brecon Canal and slightly further afield the Brecon Beacons National Park located to the north of Ebbw Vale.

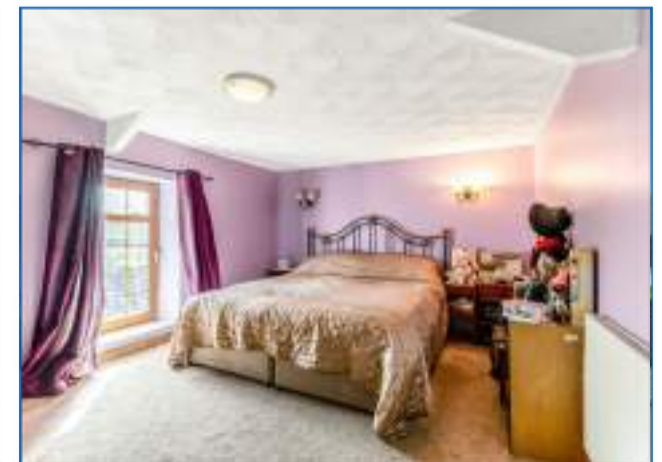
## THE PROPERTY

Graig House is a traditionally constructed dwelling with a render finish. Generally the property is in good condition but might benefit from some sympathetic redecorations should a purchaser wish.

From the entrance door there is a useful rear porch with ample room for storage of coats/boots or similar. Stepping into the main of the house is the living room. With an imitation gas fire and feature fireplace the living room provides a great space to relax or entertain. The living room flows through into the dining room, again providing a lovely entertaining space. To the left hand side is the kitchen, with a flag stone floor, fitted units and access to the conservatory and utility room. The kitchen provides an excellent space as the focal point of the house. The conservatory looks out over the gardens and provides a great addition to the dwelling. Again, the utility room, with white goods and a modern boiler provides significant additional storage space.

The first floor, accessed via the main living/dining room, provides two double bedrooms and a main double bedroom. All profiting from ample natural light and providing good accommodation space. The main bedroom offers and en-suite bathroom with a WC, basin, towel rail and a bath with a shower over.

The gardens surround the property, providing lawn space and off road parking as well as a extensive vegetable growing areas and an established mixed orchard which could possibly provide a purchaser with large quantities of home grown produce.





## PLANNING POTENTIAL

Graig House and Land is currently included within the emerging LDP as part of a candidate site. As part of the candidate site (EV007) which extends to approximately 3.9ha in conjunction with several landowners.

To the east of the property, again within the same candidate site, development has begun and the construction of 47 units is now underway. The approved development will comprise a mixture of one-bedroom flats, two and four bedrooms detached and semi-detached dwellings. The proximity of this development somewhat might be deemed to have set a precedent that planning permission might be obtainable subject to all relevant matters and conditions being met, including SUDs approval.

Previously Graig House had planning permission granted in the garden for an additional three units. This permission has now lapsed but it would be assumed this could be reapplied for should a smaller development site be of interest leaving the remainder of the land.

Planning was also granted for an additional two bedroom annex. This has now lapsed but may be of interest to those looking for multi-generational living arrangements.

The Vendors intend to incorporate an overage provision within the sales contract in favour of the vendors with 25% of the uplift in value payable to the vendors following the grant of all planning permission(s) for any use other than agricultural or equestrian for a period of 25 years from the date of completion.

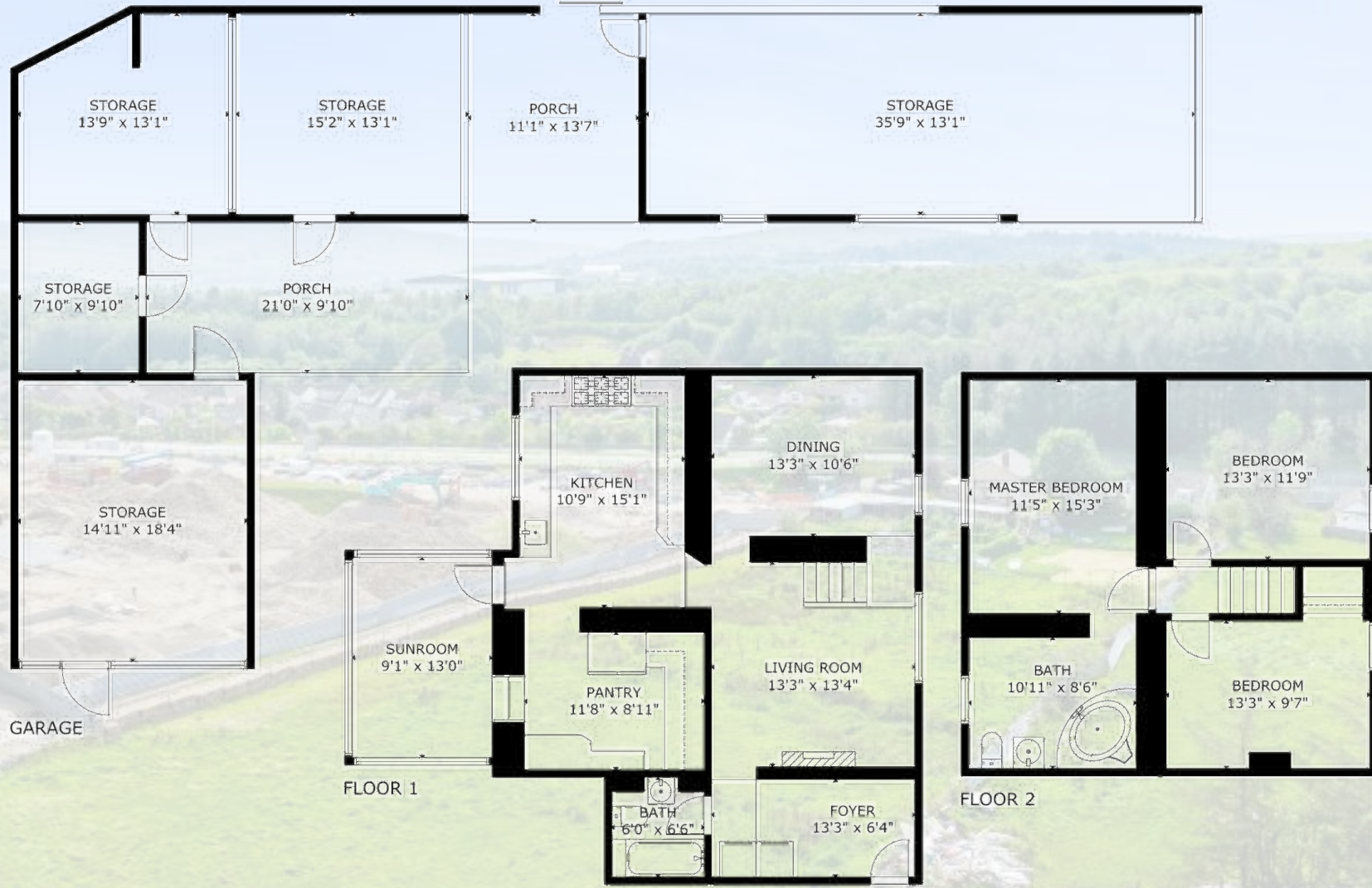
The mines and minerals together with ancillary powers of working are excepted from the title.

Overall Graig House offers a unique opportunity to acquire a rare small holding within easy reach of Ebbw Vale town centre yet holding significant development potential.

In all the Property extends to 1.83 acres within a ring fence and also benefits from hill grazing rights for 10 sheep on the Trefil Las & Twyn Bryn-March - Rassau common.



# FLOORPLAN



GROSS INTERNAL AREA  
 TOTAL: 1,605 sq ft  
 FLOOR 1: 943 sq ft, FLOOR 2: 662 sq ft  
 EXCLUDED AREA: GARAGE: 1,192 sq ft, PORCH: 357 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## KEY INFORMATION

Services: Mains electricity, mains water, mains drainage and mains gas serve the property as well as broadband.

Tenure: Freehold with Vacant Possession available upon completion.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Overage Provision: An overage provision will be incorporated into the sales contract in favour of the vendors with 25% of the uplift in value payable to the vendors following the grant of all planning permission(s) for any use other than agricultural or equestrian.

Council Tax Band: D

Local Authority: Blaenau Gwent County Borough Council.  
Telephone 01495 311556.

Viewings: Strictly by appointment with the selling agents

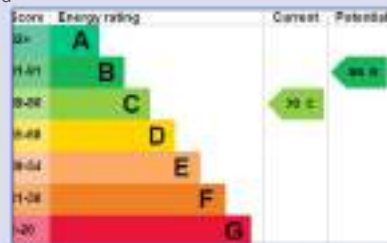
Directions: From the East take the A465 (Heads of the Valleys Road) take the exit towards Ebbw Vale (A4046) then continue over the roundabout. At the traffic lights turn left, then at the roundabout take the first exit. After the roundabout immediately take the first left hand turn into Nant-y-Croft. Continue past the Castle Inn and to the end of the road. The Property will be located on the left hand side.

From Ebbw Vale continue north on the A4046 for approximately 2.0 miles. Then at the Waun-Y-Pound Roundabout continue onto Bryn-Serth Road (second exit). Continue over the next roundabout. After 0.2 miles turn right into Nant-y-Croft. Continue past the Castle Inn and to the end of the road. The Property will be located on the left hand side.

Postcode: NP23 5DA



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