

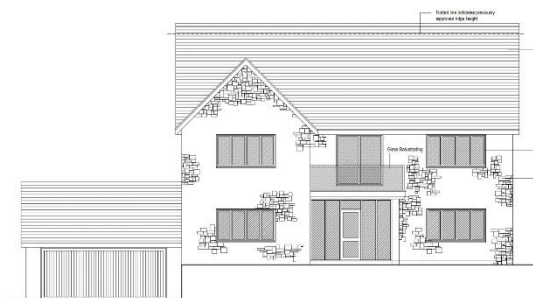


CGI elevation for illustrative purposes only

## Land At Upper Road, New Tredegar

**£100,000**

- Building Land with planning permission
- Development already started
- Proposed 2900 sqft detached home
- 4 bedrooms, 3 bathrooms
- Double garage



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## About the property

Seize this exceptional opportunity to build your dream home on a prime plot of land with full planning permission for a spacious detached 4-bedroom house. Nestled in an elevated position with far reaching views, this plot offers the perfect canvas for creating your brand new residence.

The proposed property plans provide a substantial home with over 2900sqft of interior accommodation including a central winged staircase with gallery landing, four double bedrooms, 3 bathrooms, 2 reception rooms, a 41 ft kitchen/diner/family room, a utility room and a double garage.

Get in touch for access details and further information.

## Planning Consent

Planning Consents can be accessed via Caerphilly Council's planning portal under and include the following references:-

- **17/0788/FULL** - Erect detached house and integral garage
- **19/0231/COND** - Discharge conditions 03 (slab levels), 08 (land drainage), 16 (reptile survey), 17 (bat roost) and 18 (breeding birds) of planning consent 17/0788/FULL (Erect detached house and integral garage)

## Travel distances

- Newport: 18 Miles
- Cardiff: 20 Miles
- Swansea: 42 Miles
- Bristol: 47 Miles
- London: 154 Miles

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.