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alan  
Land & New Homes

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## Plot 6 Lakeside Gardens, Ebbw Vale

From £115,000

- Self-build opportunity
- A selection of well proportioned building plots
- Planning permission for a detached dwelling
- Proposed gated community.



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## About the property

Have you ever dreamed of designing and building your own home? Well here is a fantastic opportunity to acquire a well-proportioned plot of land with planning permission in place for a detached dwelling. Lakeside Gardens presents an exceptional opportunity to turn that dream into reality, and with multiple funding opportunities around this could be more achievable than you think. Each plot has distinctive size and charm, and once complete, the development will welcome you home with a stone entrance and ornate wrought iron gates, ensuring your privacy and safety are paramount.

The plots are conveniently positioned for Lakeside Retail Park, offering a selection of shops and eateries for your enjoyment. The nearby West Monmouthshire Golf Club will provide golf fanatics a local tee to enjoy your recreational pastime. In addition to this, the beautiful views of the surrounding mountains, and the convenience of local schools provide families with a great backdrop to your future home.

Lakeside Gardens' strategic location offers commuters swift access to the A465 Heads of the Valleys Road, connecting you to the M4 corridor and beyond.

## 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.

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## Self-Build Wales Scheme

If you are interested in building your home it has never been easier to do so.

The Self Build Wales scheme, established by the Welsh Government, aims to remove the barriers and uncertainty that prevent people in Wales from building their own homes.

If you wish to find and use land outside of the current Self Build Wales map, you can access the scheme to fund both the land purchase (**75%**) and build costs (**100%**), providing the land already has suitable planning permission for development. The 25% deposit for the land purchase must come from your own resources.

Under the scheme, there is no repayment required until completion of the build (up to a maximum of two years).

Get in touch with us for further information.