

SERVICED RESIDENTIAL DEVELOPMENT LAND

NORTHGATE SITE, THE WORKS, EBBW VALE, NP23 6YL



Key Highlights

- First major housing phase in an established regeneration project.
- 2.0 Hectares (4.92 acres)
- £300m public sector investment in The Works project.
- Hourly train link to Cardiff
- Prominent serviced site close to town centre.
- Adjoining developments include leisure centre, hospital, primary school and learning campus.
- Cardiff 51 km (32 miles) A465 Heads of Valleys 4.4km (2.7m) Abergavenny 19.6 km (12.0 miles)

SAVILLS CARDIFF
2 Kingsway
CF10 3FD

+44 (0) 2920 368 913

savills.co.uk





Planning Status

The Northgate site is designated for residential development in the local plan. A development brief for the site has been prepared by the local Authority and this is available in the technical pack. The anticipated housing density is circa 70 to 100 Units. The developer will be obliged to deliver 10% of the units as affordable accommodation in the form of an equal mix of two and three bedroom houses built to DQR standards.

Technical Information

A pack of technical information is to be made available to seriously interested parties either in CD format or via Dropbox. The pack will contain the following information:

- Site plan
- Utility and sewer plans
- Site investigation report
- Topographical survey
- Flood report
- Development brief
- Legal information
- Tender proforma
- Tender guidance and special envelope.

The Opportunity

The Northgate site comprises a level area of cleared and remediated land to the east of Lime Avenue the spine road leading through The Works regeneration project. As you enter the development from the north the Northgate site is on the left hand side close to the town centre and within a short walk of the commuter rail terminus that provides a direct hourly link to Cardiff. A funicular railway is situated opposite the site and provides a direct link to the town centre.

The gross site area is 2.0 hectares (4.92 acres) with frontage to Lime Avenue, boundaries are fenced and to the north and east the site is screened by mature trees, the River Ebbw adjoins the Eastern boundary.

As part of the overall regeneration, the site has been cleared of former buildings and foundations and has been the subject of remediation. Utilities and drainage services have also been provided in readiness for redevelopment.

The Works Project

Welsh Government and Blaenau Gwent County Borough Council have sponsored the regeneration of the former Corus Steelworks site and The Works project has become an outstanding success resulting in the creation of approximately 750 jobs.

Following extensive landscaping and provision of infrastructure, development commenced with a new 107 bed Aneurin Bevan General Hospital, this was followed by a new learning campus for Coleg Gwent, new primary school, Gwent Archives building and new leisure centre with indoor pool plus public car park. The Grade II listed former Corus General Offices have been converted to provide start up facilities, workshops and studios and are now fully occupied by a variety of businesses.

In total, over £300m of investment has been made to date and this has created some 50,000 sqm of new floor space in buildings of exceptional design some of which have received design awards.

The new developments to date have achieved BREEM Excellence standards or above, in addition, landscaping and provision of public realm have now become established, creating a unique environment that will attract homebuyers and investors.



Terms And Tenure

The vendor is the Blaenau Gwent County Borough Council. Offers are invited for the freehold interest in the whole site.

The disposal will be conducted on an informal tender basis with a closing date to be announced. Parties who submit a tender must undertake their due diligence taking into account the reports and data in the information pack.

Consideration will be given to a disposal on a building agreement to a suitable experienced developer, subject (inter alia) to the provision of a non-refundable deposit, minimum payable price per plot and licence period.

Interested parties who have requested the technical information pack will be supplied with a tender envelope and will be advised of a tender submission date in due course. Tenders must be submitted in accordance with the guidance notes and included in the special envelope that will be supplied when the tender deadline is announced.

VAT

The Vendor has elected to charge VAT on the disposal. Please note that there will be no option to dis-apply the VAT.

Viewings

The site is open for inspection at any reasonable time.

Translation

These particulars are available in Welsh on request.

Contact

Gareth Carter

+44 (0) 2920 368 913
gcarter@savills.com

Abbey Bennett

+44 (0) 2920 368 926
abbey.bennett@savills.com

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