

Enterprise
Zones
Wales
Ebbw Vale

Rhyd-y-Blew

A 29.23 hectare (72.22 acre) site with a development plateau area of 13.23 hectares



Llywodraeth Cymru
Welsh Government

Site Description

Located in Ebbw Vale Enterprise Zone, Blaenau Gwent, Rhyd-y-Blew is one of the largest development sites available in the Valleys. The Rhyd-y-Blew site occupies a strategic location in close proximity to the A465 (Heads of the Valleys Road) in the heart of the South Wales Valleys. The site is plateaued and broadly rectangular in shape.

Ebbw Vale offers good access to other manufacturing hubs in the UK including the West Midlands. This is of particular importance to companies within the Enterprise Zone in terms of sustaining their supply chains.

There are also plans to create an international motor bike racing circuit hosting MotoGP. This would provide a major spur to the Enterprise Zone project by creating a motorsport centre of excellence.

The site comprises a gross area of 29.23 hectares (72.22 acres) with a development plateau area of 13.23 hectares (32.69 acres). Ebbw Vale Enterprise Zone has the space to accommodate a wide range of projects, offering 40 hectares (99 acres) of development land.

Specification

All mains services are available.

Tenure

POA. The site is available on a freehold basis.

Ownership

The Rhyd y Blew site is currently owned by the Welsh Government.

Planning summary/potential uses

Allocated for B1, B2, and B8 uses within the Local Development Plan (LDP). New powers have been granted to simplify planning via Local Development Orders used by Planning Authorities within Enterprise Zone areas, with support from the Welsh Government's Planning Improvement Fund, saving businesses time and money and making locating to the Enterprise Zone as hassle-free as possible.

Incentives

EZ Business Rates

The Welsh Business Rates Scheme provides financial support for business rates liabilities incurred by small and medium-sized businesses (SMEs), located in the seven Enterprise Zones in Wales, who are new starts or are increasing the size of their workforce. If your business qualifies for the Business Rates Scheme, you pay Business Rates as normal and claim rebates through the Scheme. Your business will receive up to a maximum of £55,000 (the cap on the Scheme per annum) or the business rates paid, whichever is the lower.

Enhanced Capital Allowances

Companies can apply for Enhanced Capital Allowances to cover the cost of investment in plant and equipment on this site. The HM Treasury offers Enhanced Capital Allowances (ECAs) at certain sites within a number of designated Enterprise Zones across the UK where there is a strong focus on manufacturing. Introduced in the 2012 Finance Act, ECAs enable businesses to claim a 100% first year allowance for the cost of investment in plant and equipment made before 31 March 2020. Within Wales, ECAs are available within designated areas at Deeside, Ebbw Vale and Haven Waterway Enterprise Zones.

Broadband/Ultrafast Connectivity Vouchers

As key economic priority areas for Wales, Enterprise Zones will be amongst the first to benefit from the roll-out of Superfast broadband. In addition, the Welsh Government's Ultrafast Connectivity Voucher scheme provides companies with up to £10,000 towards eligible connection costs typically associated with Ultrafast broadband connections.

Finance Wales Loans

Finance Wales backs Welsh SMEs providing debt, equity and mezzanine investments of between £1,000 and £2 million at a time. SMEs located in Welsh Enterprise Zones can benefit from a two per cent reduction in the interest rates charged on new loans.

EU funding

As an Area A status area, companies can benefit from the highest level of grant aid in the UK and access Welsh Government support for skills development, ICT and Research and Development.

Cover: Aerial image of the site – boundaries are approximate and for illustrative purposes only.

Transport & Communications



Road

The site is 30 minutes travelling time from Junction 32 of the M4 Motorway and only 2 hours drive from London. The area is only 50 minutes from the M50-M5-M6 via the A465 Heads of the Valleys Road (which is presently being upgraded), offering excellent links to the Midlands and other key manufacturing markets. The main Town of Ebbw Vale lies approximately 1km (0.6 miles) to the south of the site.



Rail

Rail links are in the process of being improved to create more integrated transport across South East Wales, including a newly opened train station in Ebbw Vale town centre. The electrification of the Great Western mainline from London to Cardiff will reduce rail journeys to just 100 minutes by 2018.



Air

Bristol, Cardiff and Birmingham airports are all within easy reach.



Sea

Ebbw Vale has access to key Welsh ports, including Cardiff, Newport, Swansea, Port Talbot and Milford Haven.



Contact Details

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