

# Cherry Orchard Rosemary Lane, Strood, Gloucestershire, NP16

Auction Guide Price +++ £695,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY LIVE ONLINE AUCTION
- FREEHOLD DETACHED FAMILY HOME
- 4.5 ACRES | EQUESTRIAN | STABLES
- UPDATING | HUGE POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold DETACHED RURAL RETREAT ( 4149 Sq Ft ) occupying an ELEVATED 4.5 ACRE PLOT + STABLES | Requires UPDATING with HUGE POTENTIAL.

# Cherry Orchard Rosemary Lane, Stroat, Gloucestershire, NP16 7LX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Cherry Orchard, Rosemary Lane, Stroat, Chepstow, NP16 7LX

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30  
Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process - please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE PROPERTY

Cherry Orchard is a Freehold detached family home occupying an elevated 4.5 acre plot in the sought after Tidenham Chase region on the edge of the Forest of Dean yet within easy reach of both Chepstow & Bristol. The property is approached via a private driveway from Rosemary Lane with ample off street parking and large detached garage / stable block. The original property has been extended to both sides and the rear to create the current 4149 Sq Ft of flexible accommodation with 5 bedrooms and various receptions rooms over two floors.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band F  
EPC - E

Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

DETACHED FAMILY HOME | UPDATING

The property has been a much loved family home for many years that has been extensively extended and would now benefit from a scheme of overall updating and reconfiguration of the current layout and allocation of rooms but offers scope to create a truly stunning residence and 'forever home' on this mature elevated plot.

### STABLE BLOCK | EQUESTIAN

The detached stable / garage block has potential for a wide range of uses including independent annexe / offices or upgraded equestrian facilities.

### SCOPE FOR 2 DWELLINGS

Given the scale there may be scope to split the main property into two independent dwellings.

All above subject to gaining the necessary consents.

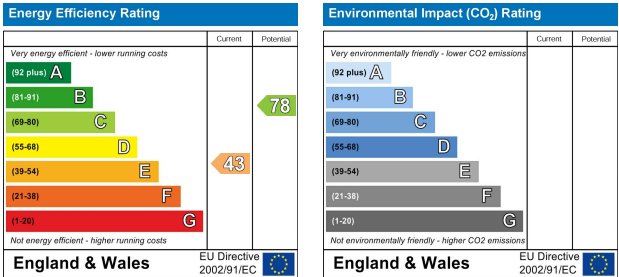
### REDUCED PRICE

The property was previously listed with a respected local agent with a guide of £865k ++ and is now offered with a reduced price for sale by auction.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

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## Auction Property Details Disclaimer

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Please refer to our website for further details.