



Land and Barns at Sterts Lodge Shortstanding, Coleford, Forest of Dean, GL16 7NT

An excellent compartment of ringfenced pastureland set over two Lots with traditional stone shepherds hut and stoned ruined cottage in a very accessible location offering a prime package with equestrian, development, agricultural and natural capital appeal.

- Excellent location within the settlement of Shortstanding with roadside access •
- Parcel of permanent pasture with shepherds hut and ruin with development potential •
- Of interest to equestrian, development, agricultural and natural capital purchasers •
- Available as a whole or in two Lots - In all approximately 3.80 acres •



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Land and Barns at Sterts Lodge

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An appealing compartment of pastureland with traditional stone shepherds hut and ruined cottage with development and equestrian appeal positioned on the border of the popular Forest of Dean settlements of Shortstanding and Joyford on the edge of the picturesque Wye Valley AONB with good access to the A4136 providing excellent transport links to Monmouth and the A40.

The land is very accessible and benefits from two separate roadside accesses, allowing it to be offered as a whole or in two Lots.

Available as a whole or in two Lots

Coleford - 1.9 miles
Monmouth - 6.6 miles
Cinderford - 7.6 miles
Chepstow - 14.8 miles

Location & Situation

The Land and Barns at Sterts Lodge sits in a level position, situated at the bottom of Joyford Hill, with roadside frontage to the public highways known as Bicknor Street and Wellmeadow Lane. The land is positioned between the villages of English Bicknor to the north and Berry Hill to the south which provides access to the A4136 Staunton Road connecting to Monmouth and the A40 to the west.



Description

The land forms a rectangular shaped compartment of grazing/ fodder grassland positioned primarily to the west of Bicknor Street and benefitting from two accesses from both Bicknor Street and Wellmeadow Lane. The land is predominantly level to gently undulating in places and features a natural divide in the form of a watercourse with Lot 1 to the east and Lot 2 to the west.

The land is offered as a whole, or in two Lots. Please see the sale plan, for identification purposes only, on the rear cover of this brochure for the specific Lots.

Lot 1 - 0.99 acre (0.40 hectares)

Lot 1 is accessed via a gateway from Bicknor Street and comprises a level paddock of permanent pasture extending to 0.99 acre. The northern boundary features a natural water supply in the form of a stream and positioned within Lot 1 are the dilapidated ruins of what was once a cottage, providing excellent equestrian, development, agricultural and natural capital appeal.



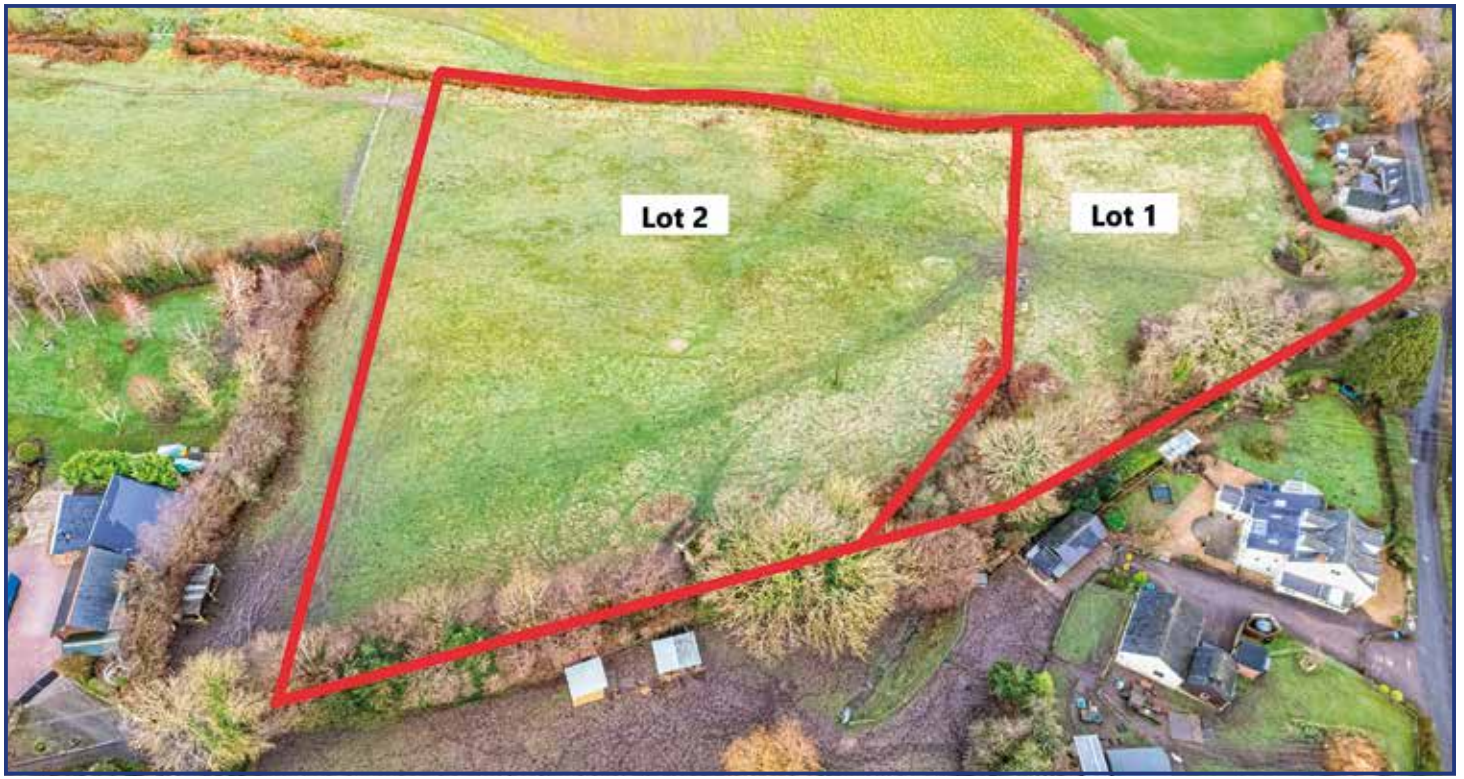
Lot 2 - 2.81 acres (1.14 hectares)

Positioned west of Lot 1 is Lot 2, comprising a level enclosure of permanent pasture that could be subdivided further, extending to approximately 2.81 acres. Access to lot 2 is over a small section of field that will be retained by the vendors and is currently not fenced but shaded in blue on the sale plan. A stream runs across the northern boundary of Lot 2 providing a natural water supply. Lot 2 also features a traditional stone shepherds hut which has potential to be used for a range of possible uses (STP) and has equestrian, development, agricultural and natural capital appeal.



Services

There are no mains services directly connected to the land. The land benefits from a private water supply in the form of a stream positioned on the northern boundary. Electricity and mains water are available close by. It is for any interested party to make their own enquiries in obtaining the connection costs of these services if they wish to connect to these.



Basic Payment Scheme

The land is eligible for Basic Payment Scheme (BPS). There are no Basic Payment Scheme Entitlements included with the sale.

Wayleaves, Easements & Rights of Way

The land will be sold subject to all Wayleaves, Easements and any Public/Private Rights of Way, that exist, whether or not these are specifically referred to in these particulars. Access to Lot 2, if sold separately to Lot 1, will be via a section of third-party land shaded in blue on the Sale Plan. The western boundary of Lot 2 and the dividing boundary between Lot 1 and Lot 2 have not yet been fenced but have been demarcated.

Local Authority

Forest of Dean District Council: Tel: 01594 810000.



Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 30% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale.

Sale Method

The land is offered For Sale by Private Treaty and is offered either as a whole, or in two individual Lots, as shown on the Sale Plan on the rear cover.

The Vendors and Selling Agents reserve the right to conclude a sale being agreed of the land by any alternative sale method, such as Informal Tender or Public/Private auction, if necessary.

Tenure

The land is offered freehold with vacant possession being provided on completion.

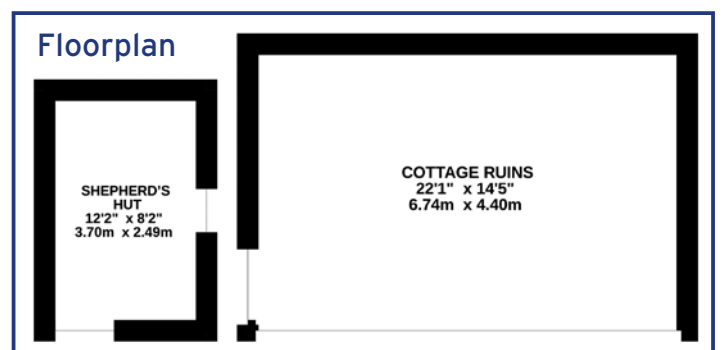
Viewings

Viewings at any time in daylight hours with a copy of these particulars. All parties viewing do so at their own risk and are advised to exercise the usual caution at all times. Please ensure that field gates are securely fastened at all times. No vehicles are to be taken onto the land.

Directions

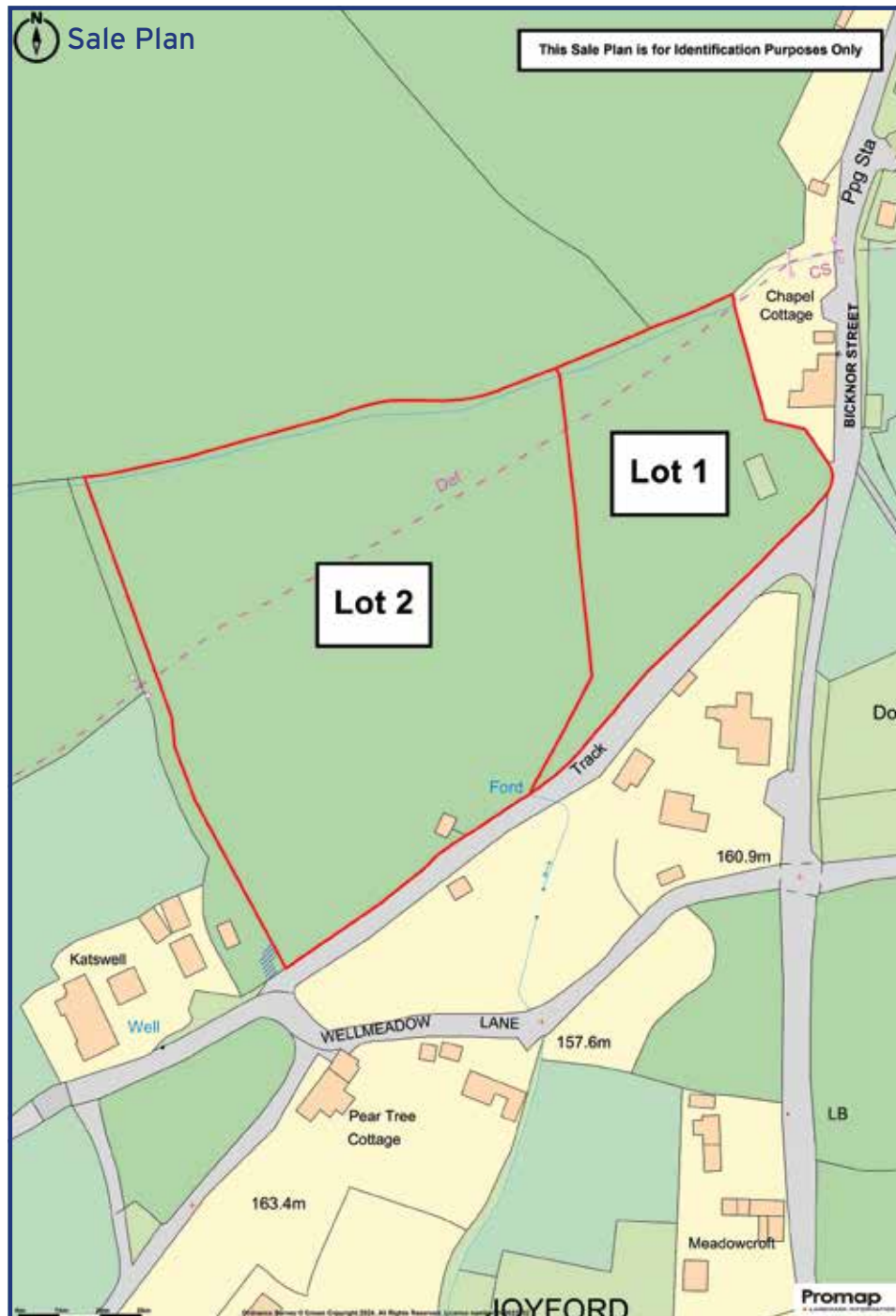
From the A40 at Monmouth cross the Wye Bridge and proceed onto the A4136 Staunton Road for 5.5 miles. At the Crossroads at Five Acres turn left onto Park Road. After 0.4 miles at the crossroads turn right onto Joyford Hill. Continue for approximately 0.5 miles onto Bicknor Street and the access to Lot 1 will be on your left-hand side.

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