

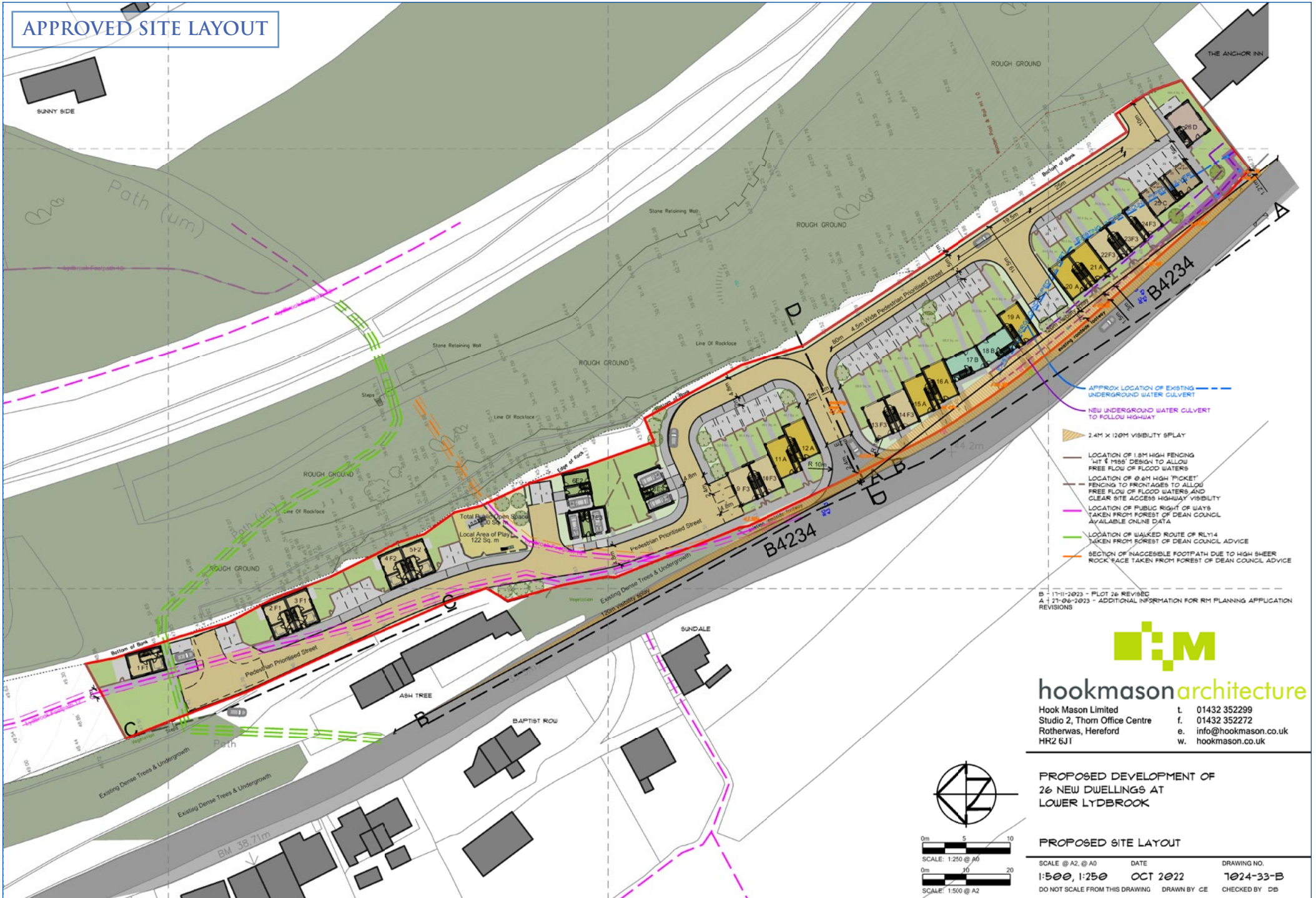


THE OLD TIN WORKS DEVELOPMENT SITE

LOWER LYDBROOK | LYDBROOK | GLOUCESTERSHIRE



APPROVED SITE LAYOUT



- APPROX LOCATION OF EXISTING UNDERGROUND WATER CULVERT
- NEW UNDERGROUND WATER CULVERT TO FOLLOW HIGHWAY
- ▭ 2.4M X 120M VISIBILITY SPY
- LOCATION OF 1.8M HIGH FENCING 'WT & HSB' DESIGN TO ALLOW FREE FLOW OF FLOOD WATERS
- LOCATION OF 0.6M HIGH 'POCKET' FENCING TO FRONTAGES TO ALLOW FREE FLOW OF FLOOD WATERS AND CLEAR SITE ACCESS HIGHWAY VISIBILITY
- LOCATION OF PUBLIC RIGHT OF WAYS TAKEN FROM FOREST OF DEAN COUNCIL AVAILABLE ONLINE DATA
- LOCATION OF WALKED ROUTE OF RLY14 TAKEN FROM FOREST OF DEAN COUNCIL ADVISE
- SECTION OF INACCESSIBLE FOOTPATH DUE TO HIGH SHEER ROCK FACE TAKEN FROM FOREST OF DEAN COUNCIL ADVISE

B - 17-11-2023 - PLOT 26 REVISED
 A - 27-06-2023 - ADDITIONAL INFORMATION FOR RM PLANNING APPLICATION REVISIONS



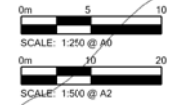
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PROPOSED DEVELOPMENT OF
 26 NEW DWELLINGS AT
 LOWER LYDBROOK

PROPOSED SITE LAYOUT



SCALE @ A2, @ A0 DATE OCT 2022 DRAWING NO. 1024-33-B
 DO NOT SCALE FROM THIS DRAWING DRAWN BY CE CHECKED BY DB

THE OLD TIN WORKS DEVELOPMENT SITE

LOWER LYDBROOK | LYDBROOK | GLOUCESTERSHIRE | GL17 9NA

THE OLD TIN WORKS DEVELOPMENT SITE OFFERS AN EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH OUTLINE PLANNING PERMISSION WITH APPROVAL OF RESERVED MATTERS FOR 26 DWELLINGS, SITUATED IN AN EXCELLENT POSITION WITHIN THE SETTLEMENT OF LOWER LYDBROOK, GLOUCESTERSHIRE

The outline planning permission was granted under reference P1303/13/OUT with reserved matters having been approved under reference P1165/17/APP.

Lower Lydbrook, situated in the scenic Forest of Dean, is a picturesque village with a distinct charm. Encircled by natural surroundings and steeped in a deep industrial heritage, the village has evolved into a tight-knit community. Home to quaint local businesses, Lower Lydbrook offers an inviting environment for both residents and visitors, establishing itself as a great place to live within the expansive Forest of Dean.

- Superb location within Lower Lydbrook surrounded by beautiful forest countryside •
- Excellent accessibility to the local road network and easy connectivity to Cinderford, Gloucester and the M5 motorway network •
- Prime development opportunity for high quality scheme •
- Outline planning consent with Reserved Matters approval with no affordable housing provision and no Section 106 contributions required •
 - Direct access off the B4234 •
 - Excellent range of local facilities & amenities •
- Development site area – approximately 0.749 hectares (1.853 acres) •

Lydney 9.4 miles • Chepstow 16.7 miles • Cinderford 5.1 miles • Cheltenham 25.4 miles • Bristol 34.7 miles • Cardiff 45.6 miles • Gloucester 18.8 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

House Type	Number of Beds	Size (Square Feet)	Number of Units	Total Area (Square Feet)
A1	2	937	7	6559
B	2	902	2	1804
C	2	789	2	1578
D	3	1061	1	1061
E2	3	1106	1	1106
E3	3	1106	1	1106
F1	3	1036	3	3108
F2	3	1036	2	2072
F3	3	1089	7	7623
Total			26	26,017

Dwelling Types & Details Approved



LOCATION

Lower Lydbrook, nestled in the Forest of Dean, Gloucestershire, is a charming village. The B4234 road runs through Lower Lydbrook, providing connections to the broader Forest of Dean District and beyond. While the village lacks a railway station of its own, there are convenient transportation services available that link to the railway stations in Lydney and Gloucester, facilitating travel to and from the area.

OLD TIN WORKS DEVELOPMENT SITE

The development site was historically home to the Tin Works at Lower Lydbrook. The site is allocated within the current Forest of Dean Local Plan (2006 – 2026) under the Allocations Plan reference AP92 and is also a proposed rollover allocation in the draft Regulation 18 emerging Forest of Dean Local Plan.

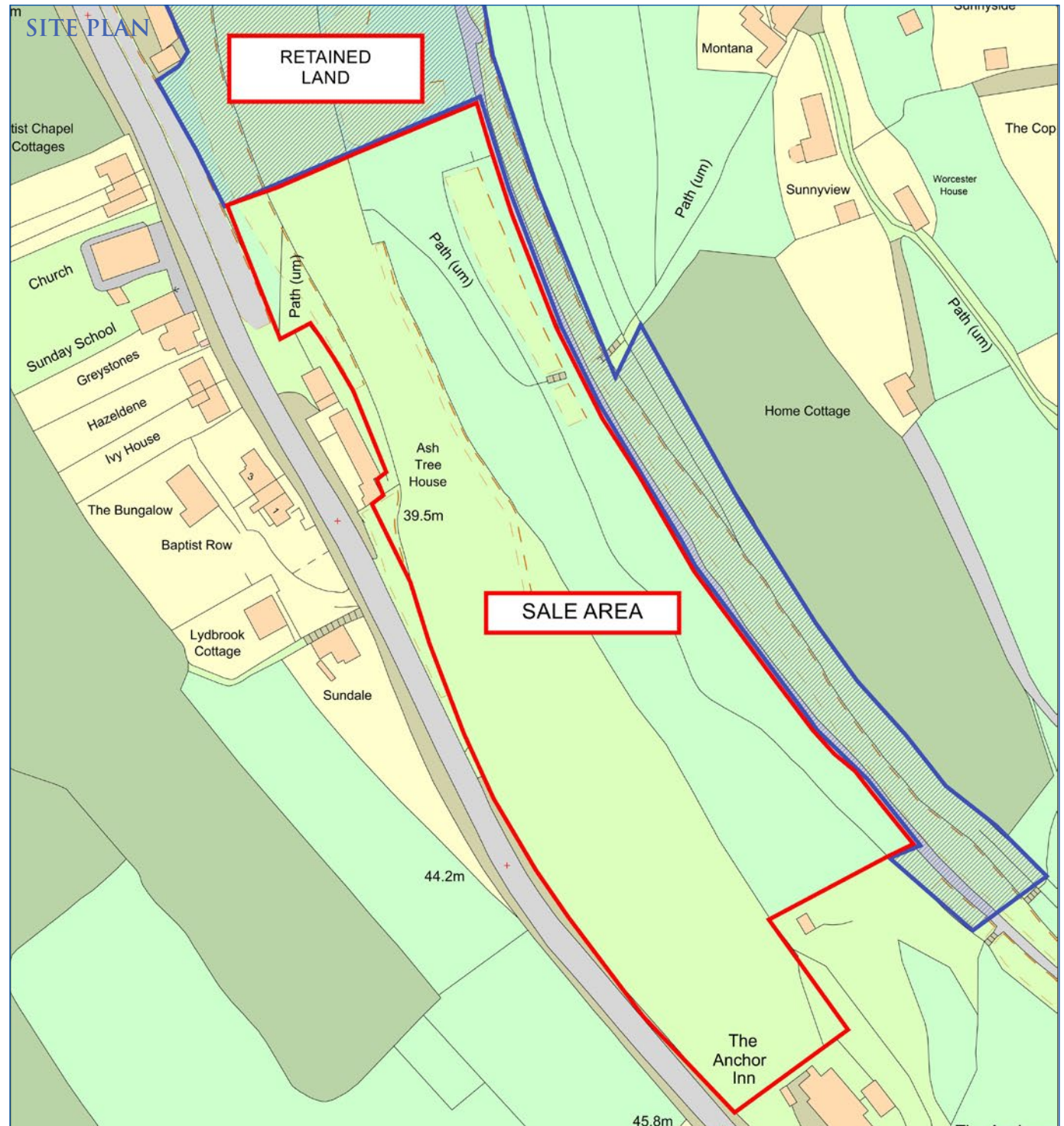
PLANNING

Outline planning permission was secured on the site - Planning Application Reference P1303/13/OUT, dated 17th July 2014. The planning consent provides for 'Outline application for the erection of 26 dwellings with ancillary works.' A Reserved Matters application was approved under planning reference P1165/17/APP dated 16th January 2024. The planning consent provides for the provision of 26 open market dwellings without any Section 106 contributions. The development is not expected to deliver affordable housing due to a viability case having been presented as part of the outline application process.

Please contact Powells for a copy of the prepared Planning Information Pack, which contains the Planning Decision Notice, Plans and supporting technical information.

Interested parties attention is drawn to the details relating to the realigning and culverting of the existing culverted stream on site.

Interested parties should be aware that a full unrestricted right of access for all times and all purposes for vehicles and on foot shall be reserved over the sale area for the benefit of the vendors retained land, as hatched in blue. Similarly a right to connect into and lay any services or utilities over the sale area for the benefit of the landowners retained land shall also be reserved in any sale.





ELEVATION AA FROM B4234



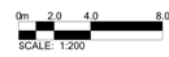
ELEVATION BB FROM B4234



ELEVATION CC



SITE SECTION / ELEVATION DD



B - 17-11-2023 - PLOT 25 HANDED - CE
 A - 06-09-2023 - UPDATED TO REVISED SITE PLAN LAYOUT - CE
 REVISIONS



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LAND ADJACENT B4234
 LOWER LYDBROOK, FOREST OF DEAN

PROPOSED STREET ELEVATIONS

SCALE @ A2, @ A0 DATE DRAWING NO.
 1:200, 1:100 NOV 2021 7024-1-32-B
 DO NOT SCALE FROM THIS DRAWING DRAWN BY CP/ICE CHECKED BY CE/DB

KEY INFORMATION

Services: All interested parties should satisfy themselves to the availability and costs of connection for mains services and utilities to the site and make, and rely, upon their own enquiries.

Sale Method: The Old Tin Works is available For Sale by Private Treaty. Please review the Letter that accompanies this Brochure for full details of the Sale Process.

Tenure: Freehold

Sale Terms: Offers are invited on a fully unconditional basis with evidence of proof of funds and confirmation of the ability to complete on the sale within 6 weeks of solicitors being formally instructed.

Planning Information Pack: A Planning Information Pack is available by request.

Site Area: The area of land being sold is approximately 4.859 acres (1.966 hectares) or thereabouts.

Retained Area of Land & Access Rights: The purchaser will be obligated to construct a fully adoptable specification road and footway upto and adjoining the vendors retained land which may be used at all times and for all purposes with or without vehicles. The vendor shall require a right to connect into and/or lay any services and utilities in the sale area, for the benefit of their retained land.

Public Rights of Way: Interested parties should be aware that there are existing public rights of way crossing the site.

Local Planning Authority: Forest of Dean District Council.
Telephone: 01594 810000.

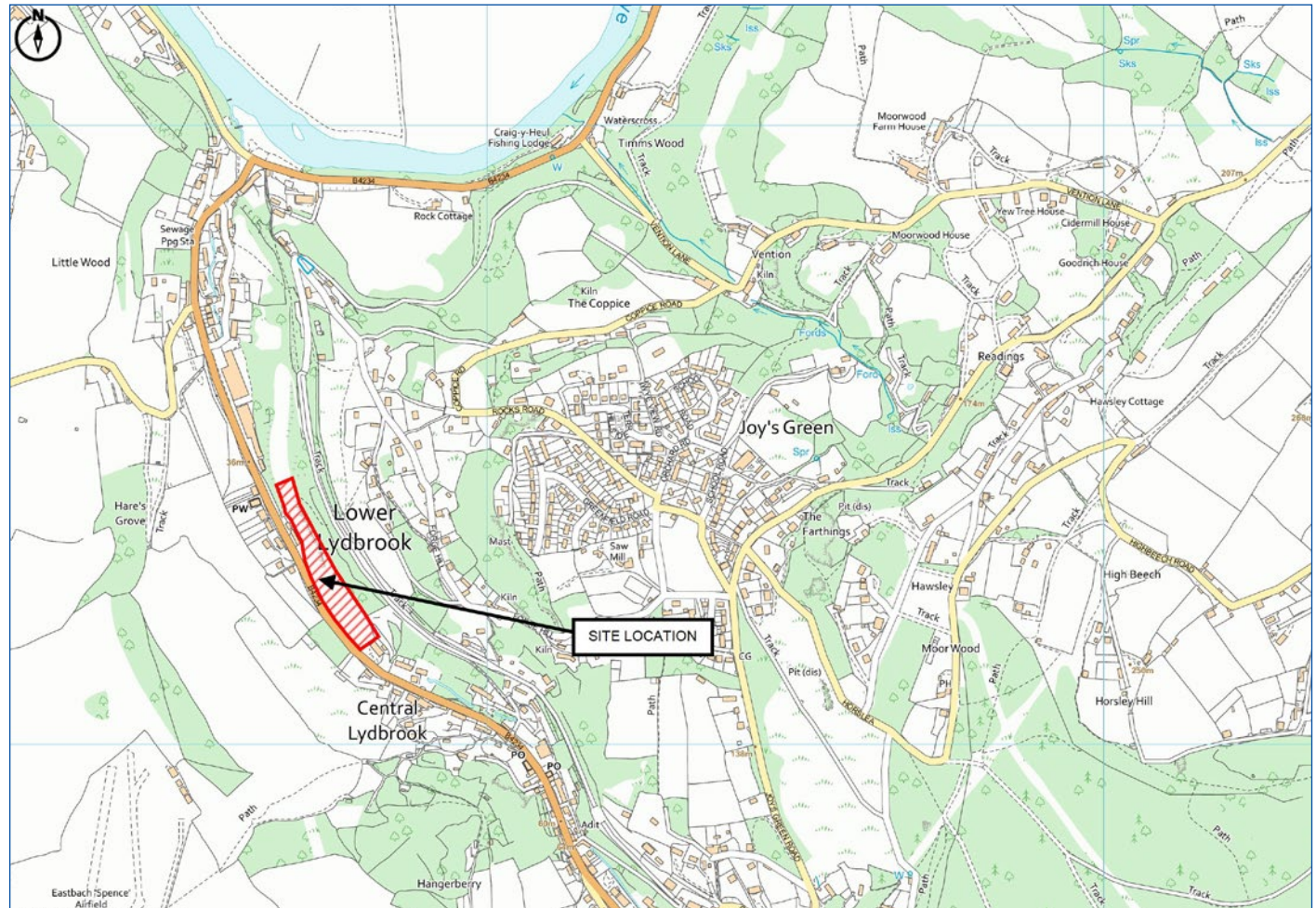
VAT: The land is 'opted to tax' and therefore VAT is applicable on the sale price.

Expressions of Interest: Interested parties should formally express any interest in the site by emailing confirmation to enquiries@powellsrural.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period.

Viewings: May be undertaken at any time during daylight hours with a copy of the brochure.

Directions: From Cinderford follow the A4136 towards Worrall Hill. Take the right hand turn onto the B4234 towards Lydbrook. After a short while when passing into Lower Lydbrook the development land will be situated on your right hand side identified with a Powells For Sale board.

Further Information: For further information please contact Stuart Leaver BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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