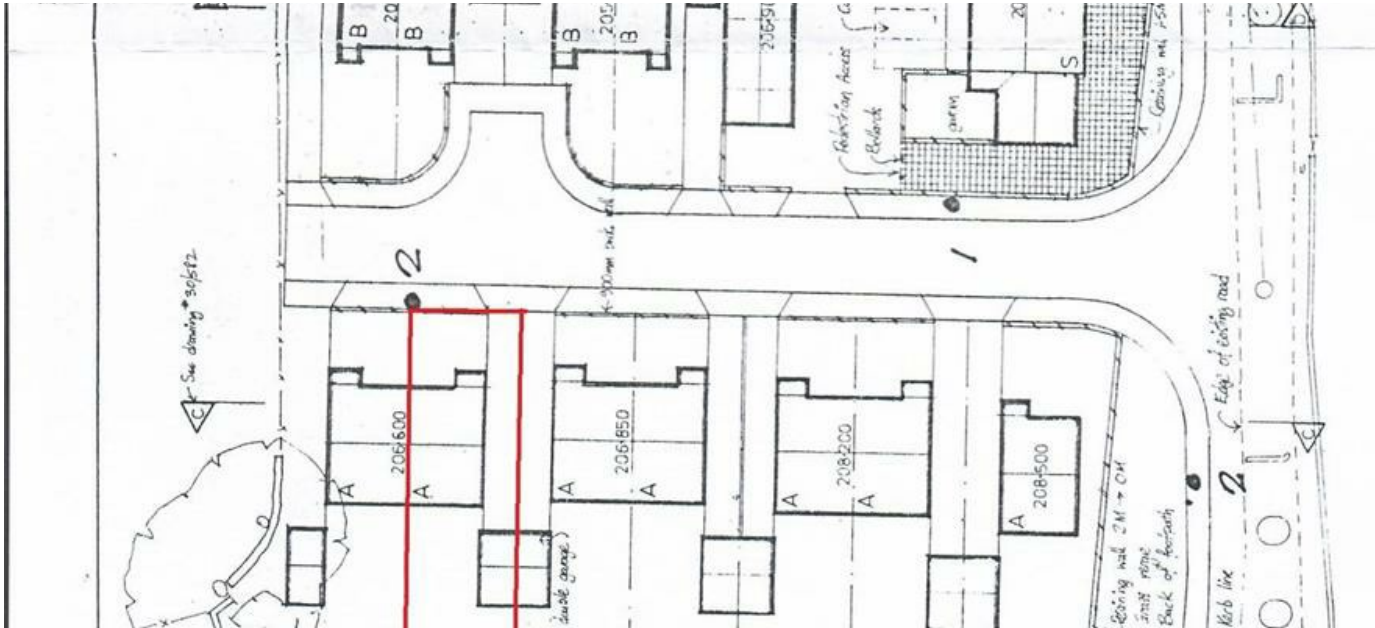




6 Norman Way
Ruardean, GL17 9YP
Offers In The Region Of £100,000

6 Norman Way, Ruardean, GL17 9YP

An opportunity to purchase a residential building plot with permission to build a left side semi-detached house. A potential buyer may therefore wish to seek an alternative planning permission, negotiate with the neighbour to build the pair of 3-bedroom semi-detached houses, or purchase additional land. The plot is approximately 8.75 x 24.5m. Drive-by viewings are permitted but please do not enter the grounds as they do currently form part of the neighbour's garden.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer.

This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

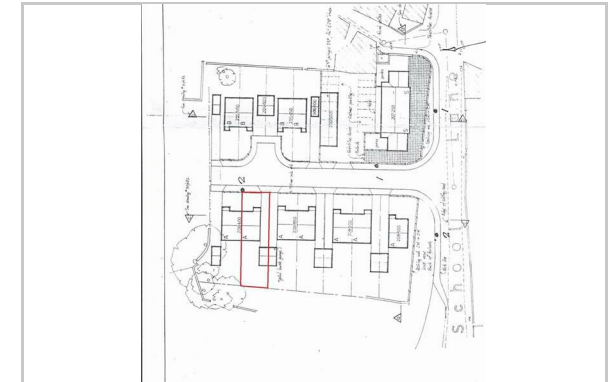
14 St John Street, Coleford, Gloucestershire, GL16 8AR

Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

Area Map



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	