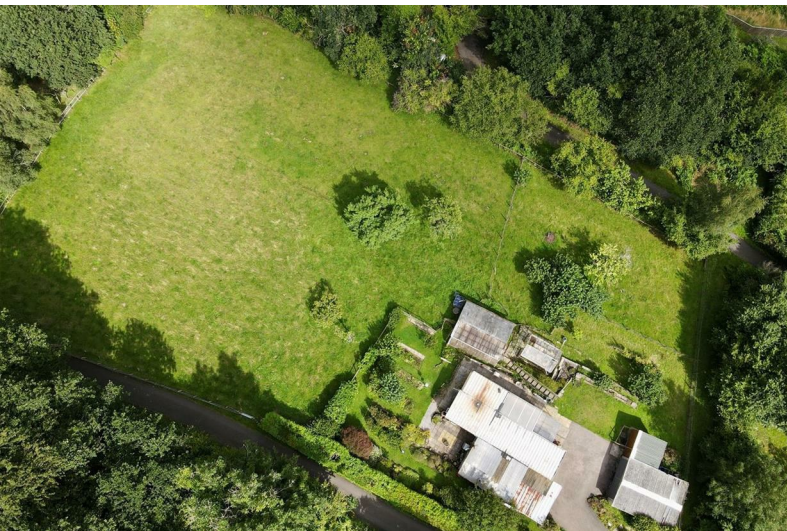




Eastview, Squires Road

Hangerberry, Lydbrook, Gloucestershire, GL17 9QL

Offers Over £300,000



VIRTUAL TOUR AVAILABLENO ONWARD CHAIN*** Dean Estate Agents are pleased to offer to the market an exciting opportunity to purchase this large piece of land approximately one acre in size, which comes with full planning permission for the demolition of the existing structure and the construction of a two-bedroom detached bungalow.

The plot is located in Hangerberry in Lydbrook with stunning views of the surrounding countryside. Lydbrook is a quiet village in the Forest of Dean with the River Wye running at the bottom, the village has a beautiful church, social club, convenience store, and public houses and has easy access to the nearby towns of Coleford, Ross-on-Wye, and Monmouth.

The existing detached residence includes a lounge, dining room, kitchen, conservatory, office, wet room, and a bedroom. Additionally, there is a carport and utility area.

The exterior boasts ample off-road parking, a double garage, and an attached wooden storage shed. The courtyard-style garden has vibrant flowers and mature shrubs and bushes. The expansive plot is predominantly laid to lawn, featuring mature apple, plum, pear, and damson trees throughout.



Accessed via a car port into:

Entrance Hallway:

A single panelled radiator, smoke alarm, UPVC double glazed front door, lighting, cupboard housing the mains consumer unit, doors to the kitchen, bedroom and wet room.

Lounge:

UPVC double glazed window, Drayton digital thermostat, power and lighting, TV point, BT point, steps down to the dining room.

Kitchen:

A range of base and wall units, a space for the oven, a cupboard housing the hot water tank, a stainless steel sink drainer unit, UPVC double glazed window, space for a fridge/freezer, door to the lounge.

Dining Room:

UPVC double glazed windows with stunning views, a double panelled radiator, power and lighting, smoke alarm, door to the conservatory.

Utility Room:

Power and lighting, tiled flooring, wall units, door to the office, hallway and garden.

Office:

Window to side aspect, power and lighting, tiled floors.

Conservatory:

UPVC double glazed window, plumbing for a washing machine, power and lighting, door to the garden.

Bedroom:

UPVC double glazed window, a single panelled radiator, power and lighting.

Wet Room:

W.C., vanity sink unit, single panelled radiator, UPVC double glazed window, an electric shower, an extractor fan.

Outside:

The plot is approximately one acre in size and is surrounded by fencing, the land is mainly laid to lawn. The exterior boasts ample off-road parking, a double garage, and an attached wooden storage shed. The courtyard-style garden has vibrant flowers and mature shrubs and bushes. The expansive plot is predominantly laid to lawn, featuring mature apple, plum, pear, and damson trees throughout.

The current vendor separated a corner of the garden off to have as a courtyard garden for attractive flowers, plants and mature shrubs. There is a patio pathway leading around the home and there are some steps down leading to some outbuildings including a brick built shed and greenhouse.



Garage:

Up and over door, lighting, archway to the storage area.

Storage Area:

Wooden structure with windows.

Agents Note:

There is full planning permission granted on this property for the demolition of the current building and the building of a two bedroom detached bungalow. The full planning application can be found using the reference P0707/22/FUL on the Forest of Dean District Council website. For further details please contact us.



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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development

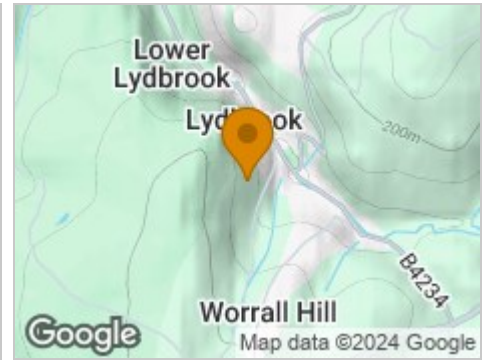
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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