



Robin Morgan Joinery
Lower Lydbrook, Lydbrook, Gloucestershire, GL17 9NA
Guide Price £65,000



14 St John Street, Coleford, Gloucestershire, GL16 8AR
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Guide Price £65,000 – Best Offers in Writing – 21st November 2025 – 5:00pm

An opportunity has arisen to purchase this former woodworking unit based in Lydbrook having been within the same family for approximately 50 years. The property is registered at The Land Registry and a clear title and boundary is for sale. There is immediate parking to the front aspect and further grounds to the left side and rear. We are informed that Phase 3 electric is supplied to the property. The contents including the electrical machinery are all negotiable. Any interested party making an offer subject to a residential planning application will not be considered pending any application to the local authority. The owners require a swift and efficient sale. Please refer to the notes relating to the required information for the tendering of your offer to purchase this freehold commercial property.

The property has been used as a wood working workshop for over 50 years and is ideal for similar type business, whilst the property may need some refurbishment depending on your requirements, it is located on the fringes of the Forest of Dean and The Wye Valley.

Ross-on-Wye is some 20 minutes drive, Gloucester 30 minutes and access elsewhere is easy via the area's road system being free of traffic queues etc.

We have the keys for viewing, please call us to arrange a time.

The property is EPC Exempt.

Please Note:

The area to the front of the right side lean to is not included and has recently been subject to the Joinery owners applying for possessory title via there legal firm. The application has lapsed and we are informed by the owner and family that the are in question has been in there use for the 50 years or so that have owned the premises. The area in question is hatched blue.

The chosen method of sale is to offer the property to all interested parties with a date in which to produce your written offer to purchase the freehold commercial property known as Robin Morgan Joinery. There are a number of questions below which will need answers and enable us as agents to approach the seller for their informed consideration.

1. The date to submit your offer by is 21st November 2025, no later than 5:00pm that day.
2. This offer/bid is to be made to Dean Estate Agents Ltd - Mr Allan Wasley. The address is Dean Estate Agents Ltd, 14 St. John Street, Coleford. GL16 8AR.
3. Full names, address and contact numbers are to be supplied in the offer letter.
4. You may email any offer to jack@deanestateagents.co.uk although you may wish to consider your offer to be private and, in this respect, please make your written offer via sealed envelope which will be receipted by Dean Estate Agents and delivered to the seller. Please mark the envelope FAO: The sellers of Robin Morgan Joinery C/o Dean Estate Agents, 14 St. John Street, Coleford. GL16 8AR.
5. The preferred method of offer is by sealed envelope, again made to Jack Wasley. Your offer will be delivered to the seller by 6:00pm on 21st November 2025.
6. You are to make clear your financial status, whether you are relying upon financing from a third party, have a property to sell and if so, any chain details together with the contact information of your selling agent.
7. It is assumed that you have read the property details and any notes contained within the Dean Estate Agents property brochure.



8. Please also confirm that subject to conveyancing matters being straightforward, your expected completion timescales.

9. A period of exclusivity will be offered to the successful bidder of 4 weeks after which the seller may re-consider re-marketing if no or little progress has been made to purchase the property.

10. The seller is under no obligation to accept the highest offer and due consideration will be given to all offers received in writing via the agent.

Costs:

The liability to pay the agents fees is solely with the seller and buyers should be aware that their offer is to purchase property and not to pay any fees to the selling agent. Both parties to be responsible for their own legal conveyancing costs, unless otherwise agreed.

Offers:

The sellers will inform the agent of the successful bidder as soon as possible and therefore a delay of several days is likely due to family consultation. Dean Estate Agents will inform all those that have offered of the outcome and again must re-iterate that the seller may not accept the highest offer.

Refusal to divulge required information will effect consideration of your offer by the seller, we therefore request that you answer each question factually.

In summary, we are proposing to seek the buyer who will offer the best price, who is in the most proceedable position and is ready to instruct conveyancing firms immediately. Please note however, that should the minimum figure not be achieved, the seller may return to the property market to achieve the sale figure required.

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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.

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 service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.