

FOR SALE

DEVELOPMENT OPPORTUNITY
3 BARNs FOR RESIDENTIAL CONVERSION
WITH ESTUARY VIEWS

FOR SALE AS A WHOLE OR TWO SEPARATE LOTS



BARNs AT BLACKROCK FARM
BREAM ROAD
LYDNEY
FOREST OF DEAN
GLOUCESTERSHIRE
GL15 5JW

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

- The property comprises a former farmyard situated off Bream Road, Lydney approximately 1.5 north west of Lydney in the Forest of Dean District Council local authority. Lydney is situated on the A48 providing access to Gloucester to the north whilst to the south is Chepstow with direct access to the Severn Bridge and the M48/M4 motorway network.

DESCRIPTION

- Stone barn conversion development opportunity.
- Views across the Severn Estuary.
- Planning permission granted for a detached barn to be converted to a single dwelling a second barn as two dwellings.
- Planning permission dated 29 July 2020 reference P1941/19/FUL.
- Planning permission granted for residential conversion on barns 2 and 4A & 4B.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	Proposed Conversion
Barn 2	Two storey detached four bedroom barn conversion
Barn 4A	Two storey semi detached four bedroom barn conversion
Barn 4B	Single storey semi detached three bedroom barn conversion
Other Barns	Storage Only

TENURE

The property is available freehold with vacant possession.

Price

Our client is seeking offers for the freehold interest with the benefit of planning permission.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the purchase price.

PLANNING

The property has been granted planning consent for conversion of Barns 2 and 4A & 4B on the attached plans. Planning permission was granted on 29 July 2020 reference P1941/19/FUL. A copy of the planning permission is available from the agents or can be downloaded from <https://www.fdean.gov.uk/planning-and-building/planning-permission>

LOCATION PLAN



PHOTOGRAPHS



VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:
Tel: 01291 440100 or email jb@bladenproperty.co.uk

SUBJECT TO CONTRACT

November 2022