



Nine Individual Residential Building Plots,
Southend Lane, Newent, Gloucestershire, GL18 1JD

DEVELOPMENT OVERVIEW



ARTIST IMPRESSION

An exceptional three acre freehold development site with full planning permission for the construction of nine substantial detached residential dwellings, each set within a generous plot of approximately 0.35 acres. The site offers an exciting opportunity for developers, investors or self-build purchasers seeking a premium residential scheme in a highly desirable Gloucestershire location.

The development benefits from full planning permission granted by the Forest of Dean District Council for the erection of 9 dwellings with associated garages, landscaping and parking. (Application Ref: P1711/22/FUL, granted 28 March 2025)

Each proposed home has been designed to complement the surrounding landscape, providing spacious accommodation, private gardens and dedicated garaging.

INDIVIDUAL PLOT & AUCTION DETAILS

The layout of the scheme ensures a sense of privacy and exclusivity, while maintaining a harmonious rural character.

The nine plots are available individually, each offered with a **guide price of £100,000 per plot**, with vacant possession upon completion.

The plots will be offered for sale by online auction on **Wednesday 19th November**, with bidding open between 12:00pm and 1:00pm (unless sold prior).

Further details, including full planning documentation, site layout plan, and associated reports, are available via the Forest of Dean District Council planning portal and within the auction legal pack, available upon request.

Contact the team on **0800 448 0100** for more information and to arrange a viewing.

[View Full Listing](#)

[Register To Bid](#)



LOCATION

Set amid the rolling countryside of Gloucestershire, Newent is a picturesque market town and civil parish within the Forest of Dean district, though just beyond the bounds of the Royal Forest itself. Only 11 miles (18 km) northwest of Gloucester, it offers a perfect blend of rural tranquillity and easy accessibility.

With origins dating back to the Domesday Book of 1086, Newent is one of the oldest towns in the area. Its medieval roots remain visible in the timber-framed buildings and the beautiful 13th century Church of St. Mary's that overlooks the town. Once a bustling centre for wool and cider trading, Newent's historic character endures through its traditional market square, independent shops and welcoming pubs.

Surrounded by scenic walks, lakes and woodlands, the town is ideal for those who enjoy the outdoors. It also hosts the much-loved Newent Onion Fayre, a celebration of local heritage and community spirit. With excellent connections to Gloucester, Cheltenham and the M50 and M5 motorways, Newent combines heritage, charm and convenience in one of Gloucestershire's most delightful settings.



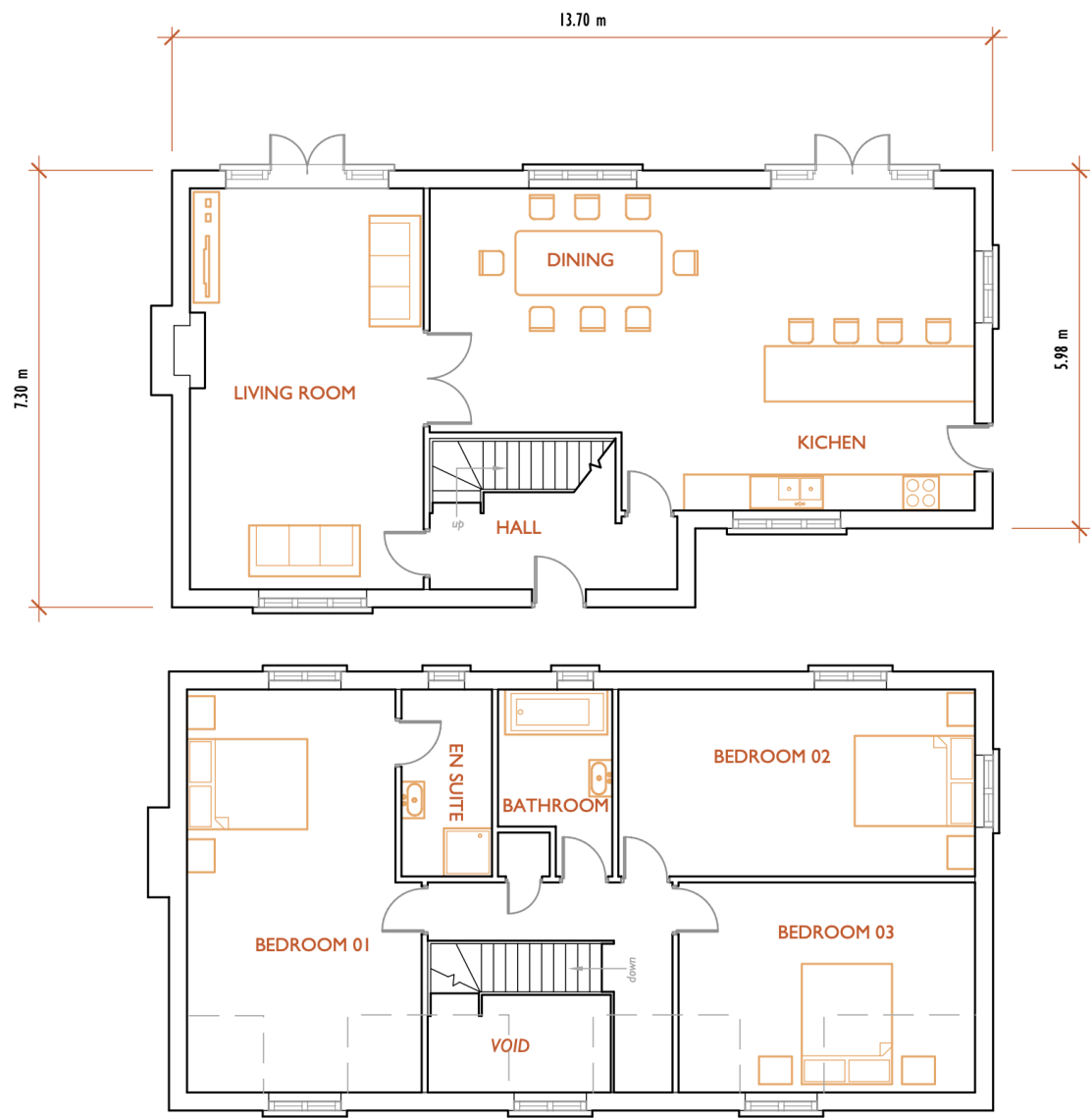
PROPOSED SITEPLAN



PROPOSED FLOORPLANS

PLOT 1, PLOT 5 & PLOT 9

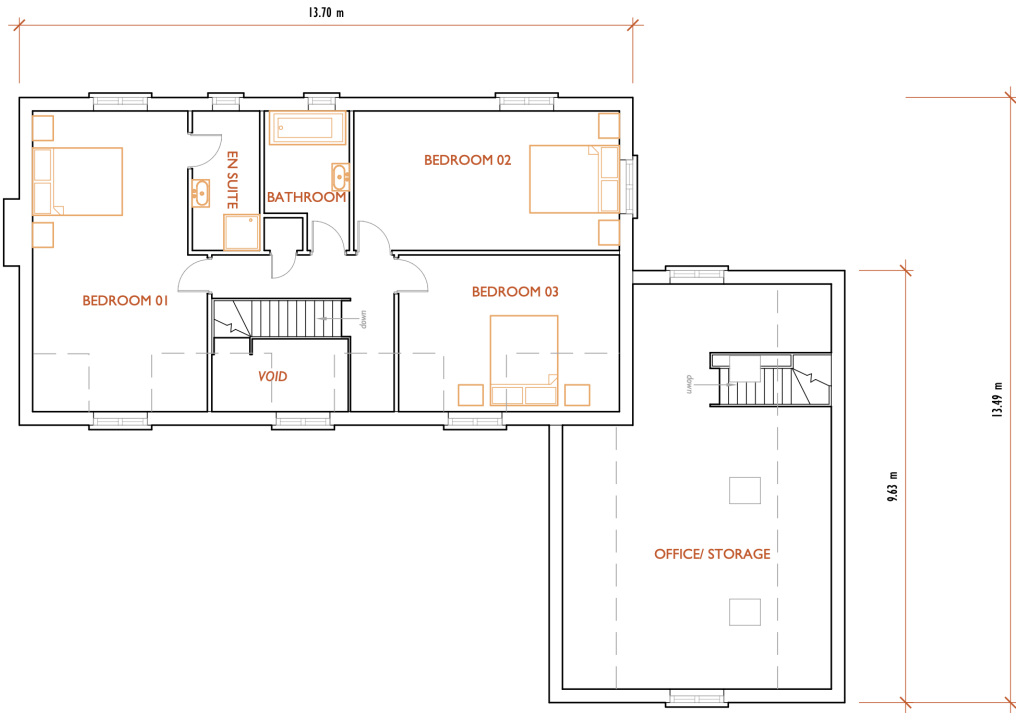
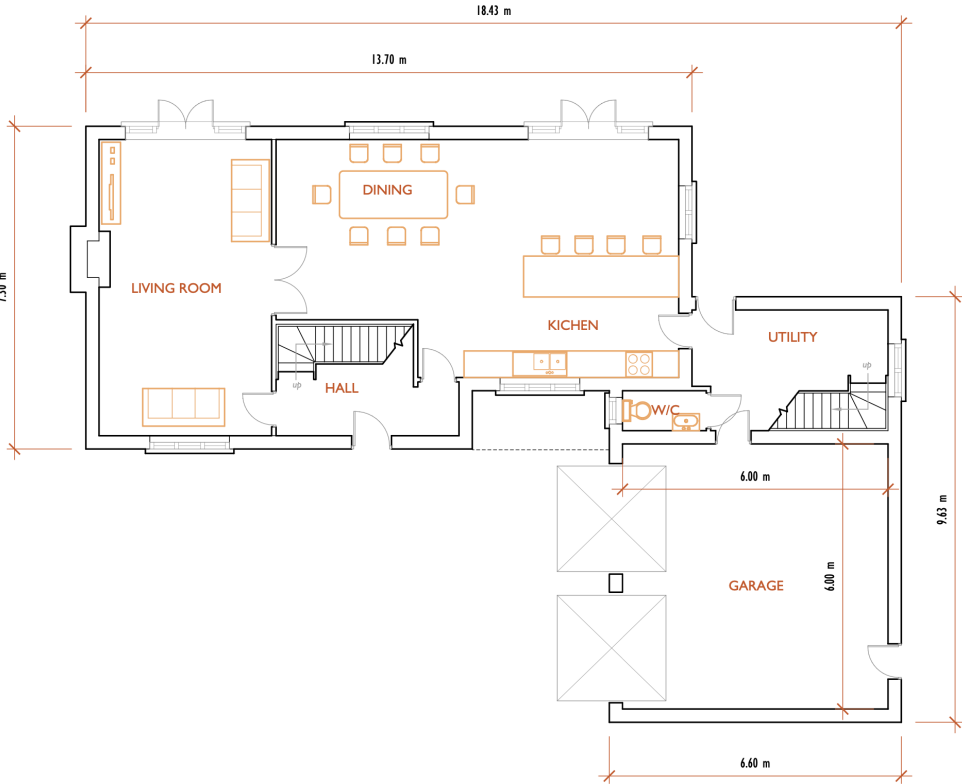
Circa 2,025 ft²



PROPOSED FLOORPLANS

PLOT 2, PLOT 3 (REVERSED) PLOT 4 & PLOT 6

Circa 3,400 ft²



PROPOSED FLOORPLANS

PLOT 7 & PLOT 8 (REVERSED)

Circa 3,500 ft²

