



Plot 1 Wye Valley View

Joys Green, Lydbrook, GL17 9DS

Offers over £250,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this rare and exciting development opportunity for a five bedroom detached residential home in Joys Green, Lydbrook.

Positioned in a select and private development of four properties this specific plot will boast spacious accommodation, garage and far reaching views across the Forest Of Dean and surrounding areas.

Conveniently located, the property is surrounded by local amenities, including primary and secondary schools, a post office, local pubs, a convenience store, and an award-winning fish and chip shop.

To discuss this opportunity further please give us a call on 01452 682952.



A rare opportunity to acquire a building plot in Joys Green, Lydbrook. More information can be found using the Forest Of Dean District Planning website, using the following reference:

Agents Note

We are advised that the current owner has built the plot up to ground level.

Services:

Mains To Be Connected

Local Authority:

Forest Of Dean District Council

Awaiting Vendor Approval:

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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