

GLOUCESTERSHIRE

Gloucester 10 miles. Cheltenham 18 miles.
M50 Motorway 4 miles.

AN OUTSTANDING RESIDENTIAL DEVELOPMENT SITE



situated at

**SOUTHEND LANE
NEWENT
GLOUCESTERSHIRE
GL18 1JD**

**3 ACRES
PLANNING CONSENT FOR 9 DWELLINGS**

FOR SALE BY PRIVATE TREATY

PRICE GUIDE £1.6 MILLION

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property occupies an excellent location on the southern outskirts of the popular town of Newent in West Gloucestershire.

Newent is a thriving town containing an excellent selection of shopping, educational and recreational amenities. A more extensive selection is found in the Cathedral City of Gloucester (10 miles) and the Spa town of Cheltenham (18 miles).

The property is well situated within 4 miles of Junction 3 of the M50 Motorway which ensures excellent access to the National Motorway network.

DIRECTIONS

From the centre of Newent take Culver Street for about half a mile and then turn left onto Southend Lane. Proceed along this road and the property will be found at the end on the left hand side.

POST CODE

GL18 1JD.

WHAT 3 WORDS

peach:abacus:form.

SERVICES

Mains water and electricity are available for connection.

Sewage will be to a treatment plant on site.

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion.

LOCAL AUTHORITY

Forest of Dean District Council, High St, Coleford GL16 8HG. Tel: 01584 810000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Viewing is strictly by appointment with the Agents, RG and RB Williams, Tel: 01989 567233

PARTICULARS OF SALE

DEVELOPMENT SITE

situated at

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PLANNING CONSENT

The Forest of Dean District Council granted full permission for:
“Erection of 9 Dwellings with associated garages, landscaping and parking” on 28th March 2025.

Full details of the consent are available from the Forest of Dean District Council website under reference P1711/22/FUL.

The consent is subject to a Section 106 Agreement whereby the owner will pay the Council the sum of £202,400 on the date of the first occupancy of the 5th Dwelling.

THE SITE

The level site occupies an excellent location at the end of Southern Lane. It has the benefit of an attractive aspect with views over the surrounding farmland. The area extends to some 3 Acres.

DEVELOPMENT

The proposed development provides for 9 substantial detached dwellings with garaging. All of the properties have a decent sized garden.

