

FREEHOLD Guide Price £35,000



THE STUDIO, OFF BLAKENEY HILL ROAD, BLAKENEY HILL, BLAKENEY, GLOUCESTERSHIRE, GL15 4BT

- RURAL HIDEAWAY
- MAINS ELECTRIC
- CLOSE TO WOODLAND WALKS

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AN INTERESTING TIMBER CABIN IN A RURAL LOCATION ON BLAKENEY HILL. THE PROPERTY HAS HAD VARIOUS USES OVER THE YEARS AND IS NOW BEING OFFERED TO ALLOW ITS NEXT OWNER TO USE/DEVELOP SUBJECT TO THE NECCESSARY CONSENTS - SEE ATTACHED PLAN.

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

The property is approached via a public footpath off Blakeney Hill Road. There is mains electric connected and we believe there is a water main in the footpath with potential for connection.

Entrance door to Studio: $30' \times 11'$ (9.14m $\times 3.35m$),







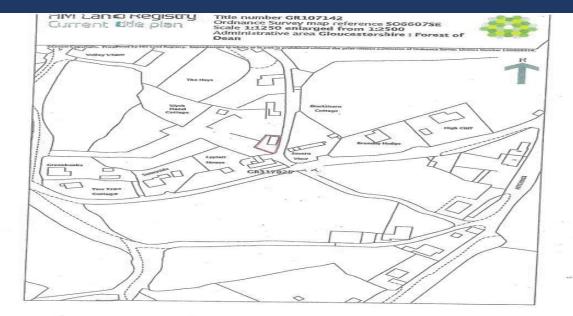






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IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.



This is a print of the view of the nile plan obtained from HM Land Registry snowing the state of the dds plan on 21 July 2017 at 12:43:13. This bits plan shows the general position, not the exact line, of the boundaries, it may be subject a distortions in position. Measurements scaled from this plan easy not may not entered in accordance to be some points on the ground.

This title to capit with by HM Land Registry, Gloucester Office.



