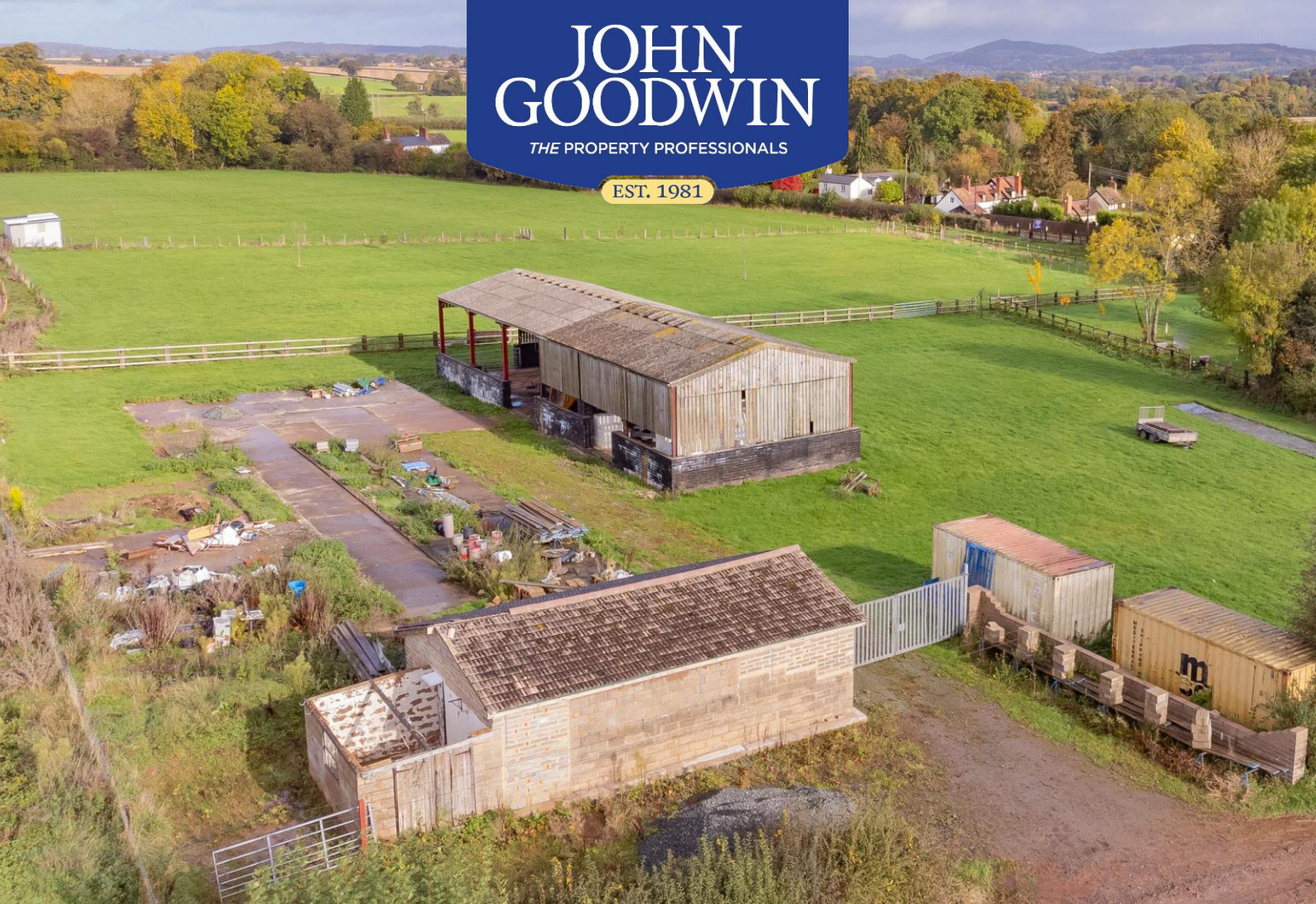


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN INTERESTING OPPORTUNITY TO PURCHASE A LARGE DETACHED STEEL FRAMED BARN WITH PLANNING CONSENT TO CONVERT TO A SPACIOUS 5 BEDROOMED DETACHED RESIDENTIAL DWELLING STANDING IN A GOOD SIZED PLOT IN A PLEASANT EDGE OF VILLAGE LOCATION WITH THE OPTION TO PURCHASE ADDITIONAL LAND**

## Barn At Roseland Cottage - Guide Price: £475,000

Leominster Road, Dymock, Gloucestershire GL18 2AN



# Barn At Roseland Cottage

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## Location

The thriving village of Dymock has a small shop, two garages, a primary school, church, parish hall and a public house which is owned by the village. The property is close to the famous Daffodil Way Walk and there is a golf course and village cricket club. The property is well positioned for easy access to the towns of Newent and Ledbury both of which provide an excellent range of facilities including a railway station at Ledbury. The M50 motorway is also easily accessible approximately 4 miles away.

## Property Description

A rare opportunity to acquire a large detached steel framed barn with the benefit of planning consent for conversion to a spacious 5 bedroomed dwelling house.

Situated on the edge of the village overlooking farmland, the barn stands in a good sized plot extending to approximately 0.8 acres. There is also a detached outbuilding offering potential for a workshop/store or possible conversion to further residential accommodation subject to consent.

There may be an opportunity to purchase the adjoining paddocks, which extend to approximately 4 acres, subject to separate negotiations.

## PLANNING CONSENT

Planning permission was granted by Forest Of Dean District Council in July 2024 for the change of use of the existing steel barn to residential with associated works including rebuilding of existing outbuilding (part retrospective) to workshop/store.

Planning application No: P0214/24/FUL

Further details available on The Forest Of Dean Planning Web site.

## Services

It is advised that interested parties should make their own enquiries with the relevant authorities regarding the availability of services for connection to the site.

## Tenure

We are advised (subject to legal confirmation) that the property is Freehold.

## Directions

From the Ledbury office turn right and proceed down New Street. Take the second exit off the roundabout onto the B4216 to Dymock. Proceed on into Dymock and at the t-junction turn right and continue through the village. The track leading to the barn will then be found on the left hand side on the edge of the village just after the 40MPH sign (sign posted public footpath Daffodil Way).

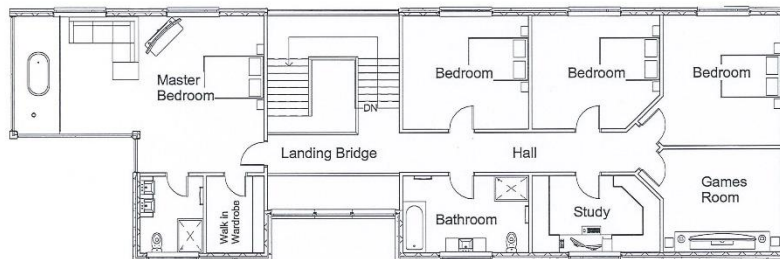
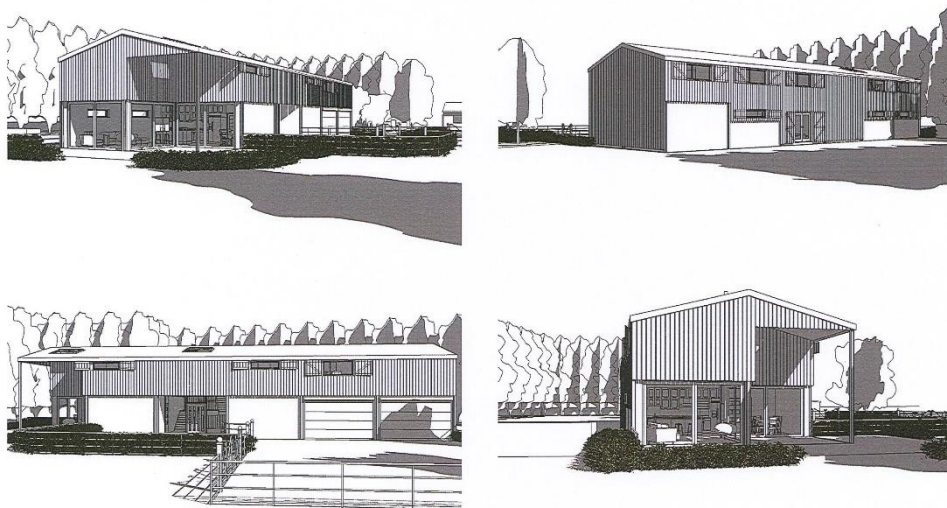
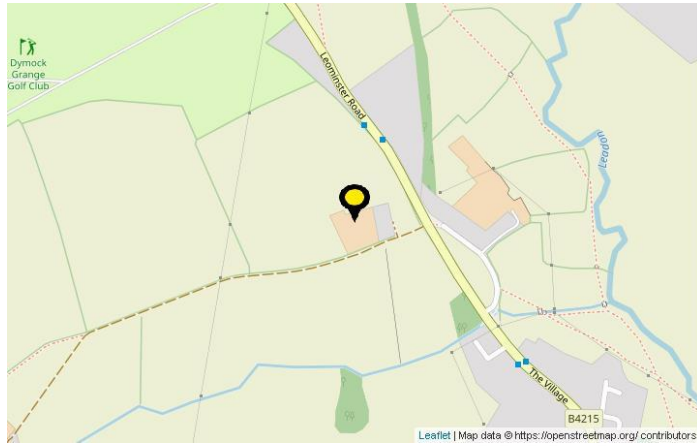
## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.







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**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.