



Land Adjacent to Portway Ross Road Longhope GL17 0LP



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SITUATED ON THE A40 between LONGHOPE AND GLOUCESTER is this RECTANGULAR SHAPED PARCEL OF LAND of just over TWO AND A HALF ACRES, currently split into TWO PADDOCKS, with FULL ROAD FRONTAGE and SINGLE VEHICULAR ACCESS POINT VIA FIVE BAR GATE, ENCLOSED BY HEDGING AND STOCK FENCING with a GENTLY SLOPING GRADIENT.

DESCRIPTION

The land has several mature trees and lovely views towards May Hill and the surrounding countryside. The current owners have explored various planning options with information and correspondence available via request. Within the plot, there is a DILAPIDATED SINGLE BRICK OUTBUILDING situated between the two paddocks.

SERVICES

Water is currently pumped into the paddocks.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester, proceed up the A40 passing through the villages of Churcham, Birdwood and Huntley. Proceed over the traffic lights heading towards Ross on Wye. Proceed along, passing The Farmer Boy public house on your right hand side. Continue around the bend to the left, passing Arvid Pallets on your right hand side and the track adjacent to the plot of land can then be found on the right hand side as marked by our 'For Sale' board. PLEASE NOTE - parking is tricky to may involve a short walk to view.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

