



Workshop at Yartleton Oak Yartleton Lane
Longhope GL17 0RF



STEVE GOOCH
ESTATE AGENTS | EST 1985

£350 Per Month

WORKSHOP AVAILABLE TO RENT of APPROXIMATELY 50 SQUARE METRES in a LOVELY RURAL LOCATION comprising MAIN WORKSHOP and CLOAKROOM together with PARKING and STUNNING VIEWS OVER FIELDS AND FARMLAND.





Gravelled driveway leads to the workshop where you have parking, outside tap and double doors giving access to the timber cladded workshop.

MAIN WORKSHOP

32'06 x 15'07 (9.91m x 4.75m)

Newly fitted Wall mounted electric heating, kitchenette area has a double bowl sink and drainer unit with cupboard beneath, space for fridge, suspended flooring, front side and rear, rear having stunning views over surrounding fields and farmland, access to decked areas enjoying views. Door to:

CLOAKROOM

7'01 x 4'09 (2.16m x 1.45m)

White suite comprising low level W.C, wash hand basin, heated towel rail, side aspect window.

SERVICES

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: TBC

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

TENURE

To be confirmed.

VIEWINGS

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

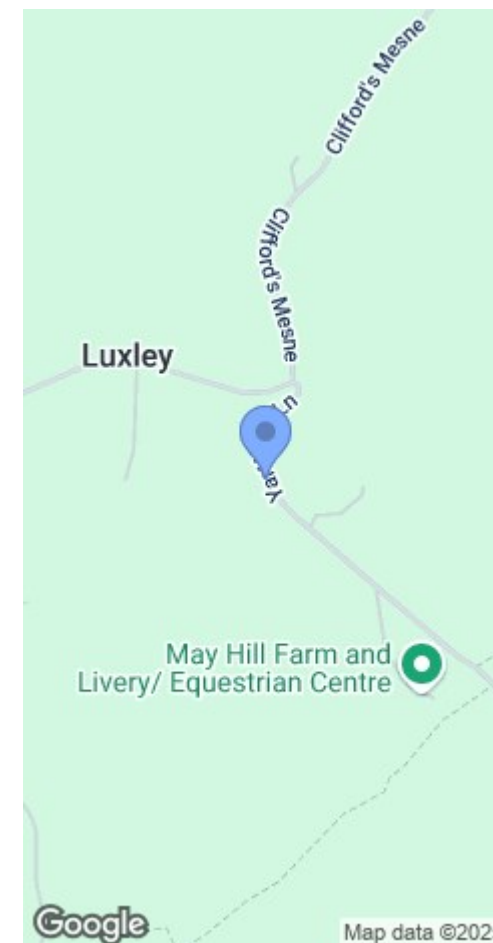
From Newent, proceed out along the B4211 towards Huntley for 2 - 3 miles until you see a turning right signposted towards May Hill along Judges Lane. Proceed along here until the end and at the T junction turn left, bearing right passing the Glasshouse Public House on the left hand side. Continue up over the hill and as it levels out, you will come to a small crossroads. At the crossroads, turn right into Yartleton Lane and proceed up and over the hill and the property can be found on the left hand side.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	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		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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