



STEVE GOOCH
ESTATE AGENTS | EST 1985



Building Plot Newtown Road Cinderford GL14 3JE



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£90,000

FULL PLANNING PERMISSION PASSED to erect a THREE-BEDROOM DETACHED DWELLING comprising of ENTRANCE HALL, CLOAKROOM, STUDY, LOUNGE and KITCHEN to the ground floor with MASTER BEDROOM with BUILT-IN WARDROBE and ENSUITE SHOWER ROOM, TWO FURTHER BEDROOMS and FAMILY BATHROOM to the first floor.

Situated in Steam Mills with CLOSE ACCESS TO WOODLAND WALKS and NEAR TO LOCAL AMENITIES, the property will benefit from OFF ROAD PARKING FOR TWO VEHICLES and ENCLOSED GARDENS

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue towards Cinderford, passing Steam Mills School and bowling green on the left hand side. Take the first right hand turning near to the tyre fitting workshop into Newtown Road. Continue along where the plot can be found on the right hand side.

SERVICES

Water to site, electricity overhead and drainage to rear.

WATER RATES

Severn Trent-TBC

LOCAL AUTHORITY

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

TENURE

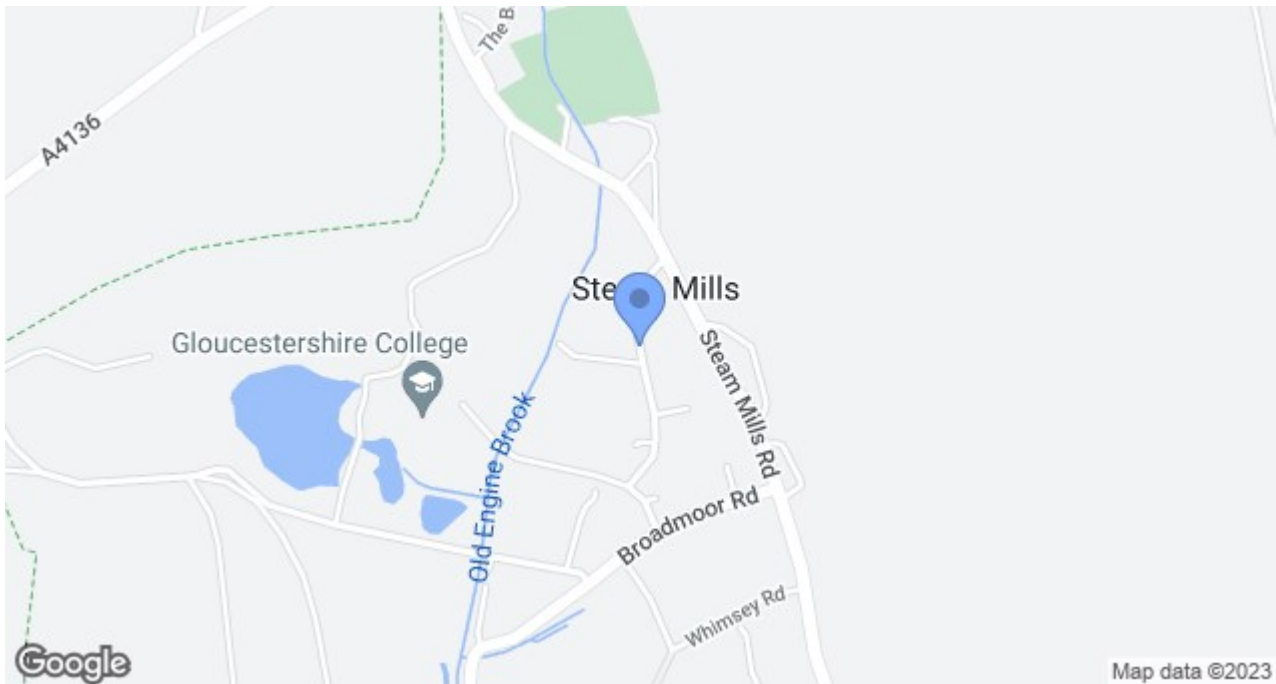
Freehold

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.

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor.



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.

