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 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	93-100	A	1-10
B	81-92	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70



**Proberts Barn Proberts Barn Lane**  
**Lydbrook GL17 9NE**

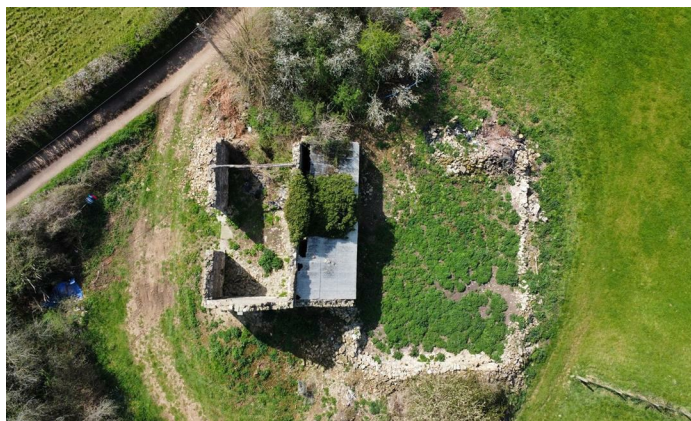
**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## £250,000

Proberts Barn is a STONE BARN SET IN ROLLING COUNTRYSIDE WITH POTENTIAL FOR REDEVELOPMENT.

**SURROUNDED BY PASTURE AND WOODLAND** this derelict barn comes with approximately THREE ACRES of pasture land with the OPPORTUNITY TO PURCHASE FURTHER LAND by separate negotiation. Set above the popular village of Lydbrook the barn offers a rare opportunity for redevelopment, subject to obtaining the necessary planning consent.

The village of Lydbrook offers amenities to include shops, doctor's surgery, primary school and a bus service to Gloucester approximately 20 miles and surrounding areas.



### BARN WITH LAND

A derelict stone barn set in a total of approximately 17 acres of farmland and surrounded by open fields and woodland.

Situated at the highest point on the land, the barn offers a potential opportunity for redevelopment subject to obtaining the necessary planning consent. Previously used as productive farmland the property benefits from natural water features, it is also suitable for agricultural purposes.

### TENURE

Advised as Freehold with vacant possession on completion.

### PLANNING

Currently no planning consent is in place and no planning applications are in process or have been applied for.

### WAYLEAVE, EASEMENTS & RIGHTS OF WAY

Sold Subject to and with benefit of all easements, quasieasements, wayleaves and rights of way both declared and undeclared.

We have been made aware that Proberts Lane is not adopted and is likely a private road.

### BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor or the Vendors Agents will be responsible for defining the boundaries of ownership.

### LOCAL AUTHORITY CONTACTS

Forest of Dean District Council, High Street, Coleford, GL16 8HG  
Severn Trent Water Authority, 2 St John's Street, Coventry, CV1 2LZ

### 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.

Prospective viewers are recommended to wear suitable clothing and footwear.

Purchasers are respectfully asked to observe the Countryside Code when viewing and when driving to and from the area:

- . Leave gates and property as you find them.
- . Protect plants and animals and take your litter home.
- . Keep dogs under close control.
- . Consider other people.

### DIRECTIONS

From the Mitcheldean Office head towards the mini roundabout and turn right onto the A4316. Continue up and over Plump Hill and proceed straight over at Nailbridge traffic lights. Continue along the A4136 until reaching the cross roads, turn right signposted to Lydbrook. Proceed through the village until you almost reach the river where on the left hand side you will find a small turning in to Proberts Barn Lane, turn left here. Follow the lane for about 1/2 a mile where the property can be found on the right.

### AWAITING VENDOR APPROVAL

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