



## Parcel of Land, Palmers Flat Coleford GL16 7HU

- Parcel of Woodland Measuring 0.61 Acres
- Popular Village Location
- Potential for a Variety of Uses Subject to the Lifting of the Covenants
- Title Number - GR336886





**£40,000**

PARCEL OF WOODLAND MEASURING APPROXIMATELY 0.61 ACRES BACKING ON TO BELLS GOLF COURSE. SITUATED IN A POPULAR EDGE OF VILLAGE LOCATION. POTENTIAL FOR A VARIETY OF USES SUBJECT TO THE LIFTING OF THE CURRENT COVENANTS.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

### **TITLE NUMBER**

GR336886

### **AGENTS NOTE**

Current covenant applied to the land restricting any building and to be used solely as golf course amenity space.

### **DIRECTIONS**

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, after a short distance turn left into Lords Hill, continue up to the top of the hill and turn right at the crossroads. Follow the road down into Palmers Flat, continue along the road where the land can be located on your right hand side via our For Sale board.

### **DISCLAIMER**

All measurements and boundary plans are approximate and Steve Gooch Estate Agents have not verified these with a solicitor, you must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase and incurring fees.

### **AWAITING VENDOR APPROVAL**

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



#### **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.

