



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Building Plot Adjacent To 117 Painswick Road Gloucester GL4 4PZ



27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | Gloucester@stevegooch.co.uk | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys

# £95,000

Rarely available level building plot with Planning Permission passed for a two bedroom two storey detached house situated in a convenient location.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.

## PLANNING REFERENCE NUMBER

23/00241/FUL

Validated On: 25th April 2023

## SERVICES

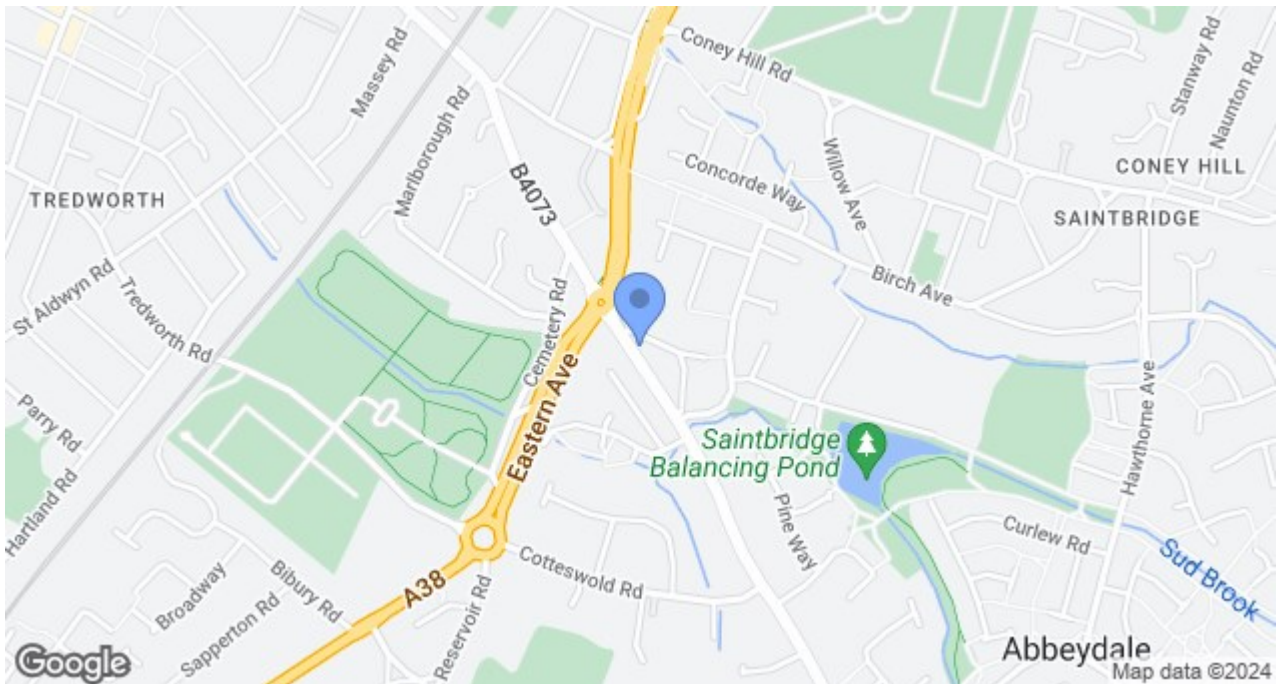
Drainage ready for connection.

## DIRECTIONS

From St Barnabas roundabout proceed along Finlay Road and at the first roundabout continue straight across and at the next roundabout take the third turning off into Painswick Road where the plot can be located on the left hand side.

## 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



### 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.

