

Barn at Pipers Meadow Alvington, Lydney



Barn at Pipers Meadow Barnage Road, Alvington, Lydney, GL15 6AG

A traditional barn in an elevated position, with planning permission to convert.

Lydney 4 miles, Coleford 7 miles, Chepstow 7 miles, Monmouth 12 miles

Planning Reference Number: P0847/24/FUL (Forest of Dean District Council)

Barn 1

Planning permission for conversion into a four bedroom property with the following layout:

Ground floor: Entrance hall I Lounge I Kitchen / Dining room I Study I Utility I WC

First floor: Principal bedroom with ensuite bathroom I two further bedrooms I Forth bedroom with ensuite bathroom I Family bathroom

Barn 2

A single storey building supported by masonry walls to the rear and an arrangement of posts and staddle stones along the eastern elevation. The building formerly benefited from approved planning consent as part of a wider application for conversion into a home office / sunroom.

Outside

The barns are currently surrounded by hardstanding with a grassed area to the rear. As per the planning permission, access will be taken via a right of way over the adjacent road to the east.









Situation

The barn is situated on the outskirts of the villages of Alvington and Woolaston, Gloucestershire located on the west bank of the River Severn, in the Forest of Dean. The town of Lydney is 4 miles distant offering a hospital, superstore shopping, a station and day-to-day amenities. The location also benefits from being situated close to the M4 and M5 motorways which are accessed via the A48 making visiting and commuting very easy.

The Forest of Dean offers numerous walks and mountain biking as well as a range of cultural attractions, there is also the Wye Valley Area of Outstanding Natural Beauty nearby.

General

Services: An incoming purchaser is responsible for setting up the services to the barn.

Wayleaves, Easements and Rights of Way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. A public right of way runs adjacent to the property's western boundary.

Designations: The property is not situated in a designated National Landscape (AONB) and the barn is not listed.

Local Authority: Forest of Dean District Council, High Street, Coleford, Glos, GL16 8HG. www.fdean.gov.uk

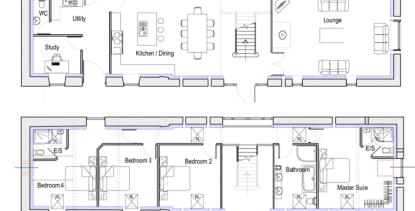
Method of Sale: This property is offered for sale as a whole by Private Treaty.

Guide price: £400,000.

Viewing: All viewings are strictly by confirmed appointment with Bruton Knowles.







Bruton Knowles Gloucester

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IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared December 2024. Photos taken December 2024.



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