



BOUGHSPRING

Guide price **£795,000**



THE BARN AT CHELTEN ELMS

Boughspring, Tidenham, Chepstow, Gloucestershire NP16 7JJ



Exciting new development for a modern new build grand design property
Private rural location, with open countryside views
No upper chain

We are thrilled to present an exceptional opportunity to acquire a stunning five acre parcel of land with a Class Q steel frame barn ready for conversion, complete with planning permission (P0620/24/PQ3PA) to build a truly unique two storey property.

This prime location and opportunity is particularly attractive to those seeking to blend rural charm with modern design facilities.



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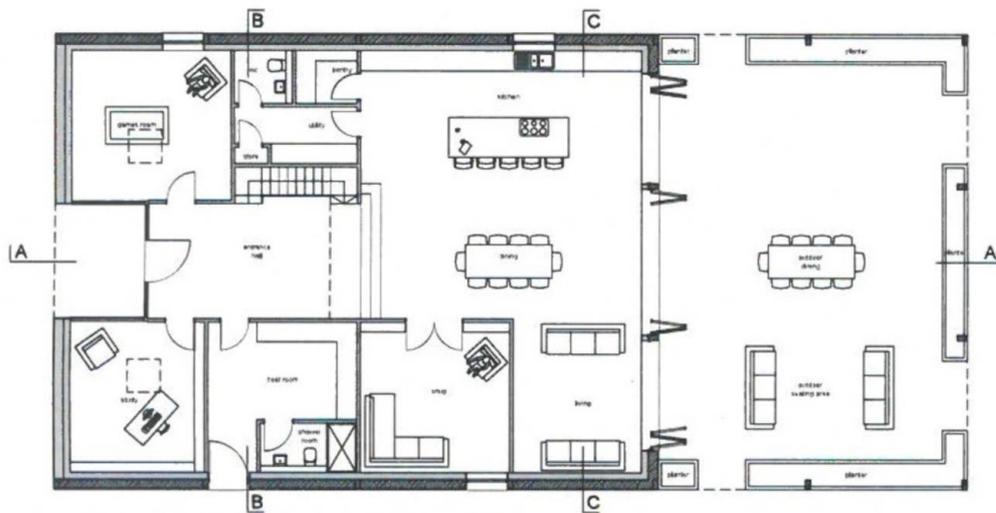


KEY FEATURES

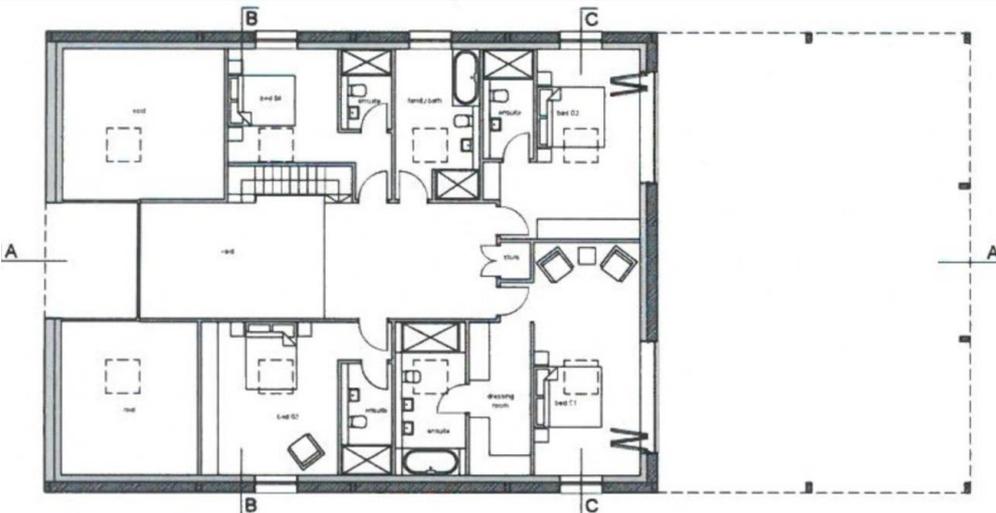
- Detached steel barn with planning for conversion
- Sought after location of Tidenham parish
- Far-reaching views towards the Severn Estuary
- Private location
- Plenty of parking for several vehicles



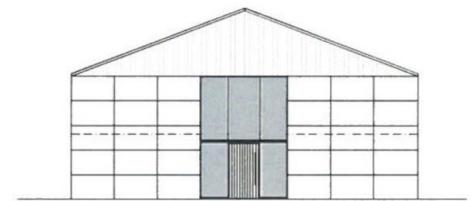
STEP INSIDE



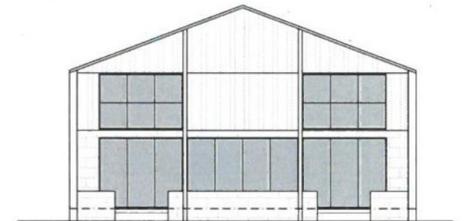
Proposed Indicative Floor Plan - Ground Floor
GIA 209sqm



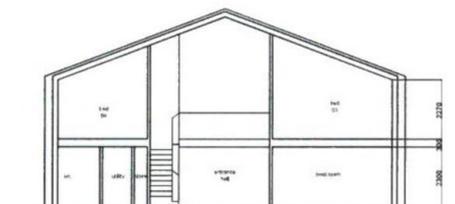
Proposed Indicative Floor Plan - First Floor
GIA 150sqm



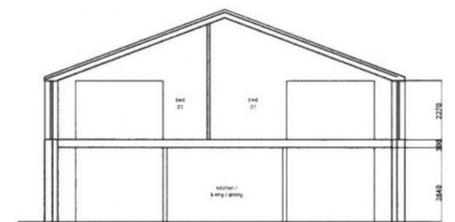
Proposed Western Elevation



Proposed Eastern Elevation



Indicative Section B



Indicative Section C

Nestled off a tranquil country lane that winds through the hamlet of Tidenham, this parcel of access land measuring approximately five acres presents a rare opportunity to create your dream property in a serene and picturesque setting.

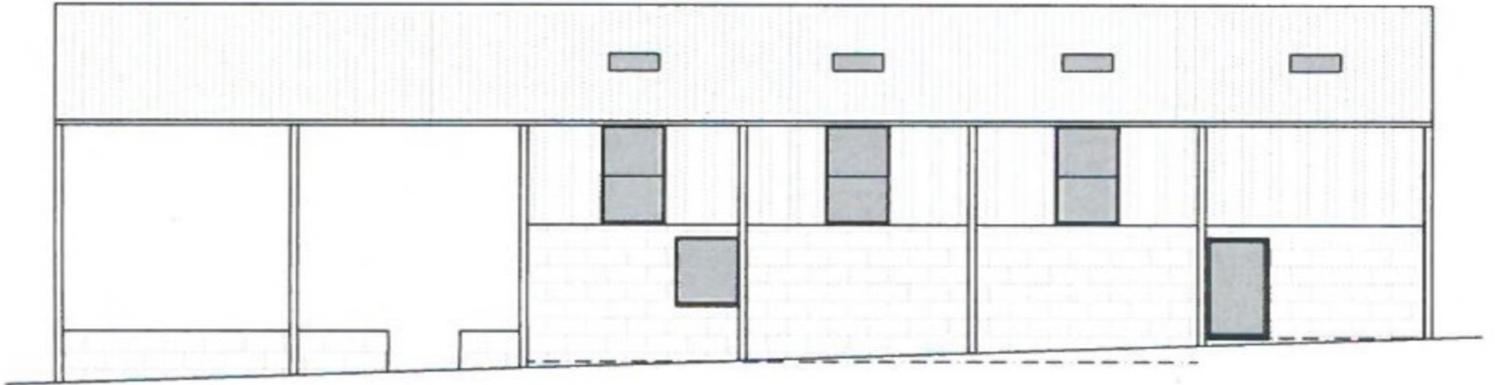
As you approach, an inviting entrance guides you currently through a field, enveloping you in the natural beauty of this exceptional building opportunity, revealing the true potential that lies beyond the trees.

This secluded gem provides the perfect backdrop for the potential of an absolutely stunning residence, ensuring both privacy and a strong connection to nature, while remaining easily accessible to motorway links transportation and shops and restaurants in the nearby town of Chepstow.

Imagine crafting a sweeping driveway that gracefully leads you down to a charming barn, offering a glimpse of the expansive potential development that awaits. The impressive substantial footprint of the steel framed barn showcases the spaciousness and true flexibility of this development.

The planning permission granted by Forest of Dean Council on the 20th May 2024 (P0620/24/PQ3PA) will provide a large open plan living/kitchen/diner, three additional reception rooms, pantry, separate utility, boot room and two cloakrooms. The first floor will provide four en-suite double bedrooms, with the principal suite also benefitting from a walk in dressing room, plus a family bathroom.

This extraordinary opportunity invites your imagination to flourish. Whether you're a developer or someone looking to build a forever home, this property is brimming with potential and ready to be transformed into something truly special.



Proposed Northern Elevation



Proposed Southern Elevation



Indicative Section A

STEP OUTSIDE



The property currently has access via a picturesque country lane, leading through an open field down to the barn building. This peaceful, rural atmosphere sets the tone for a retreat, complete with a sweeping track down to the property's distinctive steel frame barn.

The planning will also provide a covered seating area leading from the open plan living/kitchen/diner.

AGENTS NOTES:

Attached to the main barn is an additional open steel framed outbuilding and a condition of the planning approval is for the purchaser to remove this.

There is the option to purchase and additional acreage by separate negotiation (please ask agent for further details).

Mains water and electricity are available for connection but it is the purchasers responsibility to make their own enquiries with the relevant utility companies for connection and costs.

The land (approximately 5 acres) and barns are currently on one title with the additional surrounding land (available by separate negotiation), however, this will be split once a sale is agreed.

Public footpath and gate must be shut at all times due to animals still grazing in the entrance field.

INFORMATION

Postcode: NPI 6 7JJ

Tenure: Freehold

Tax Band: N/A

Drainage: None



DIRECTIONS

What3words: ///unheated.oppose.classics



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& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.