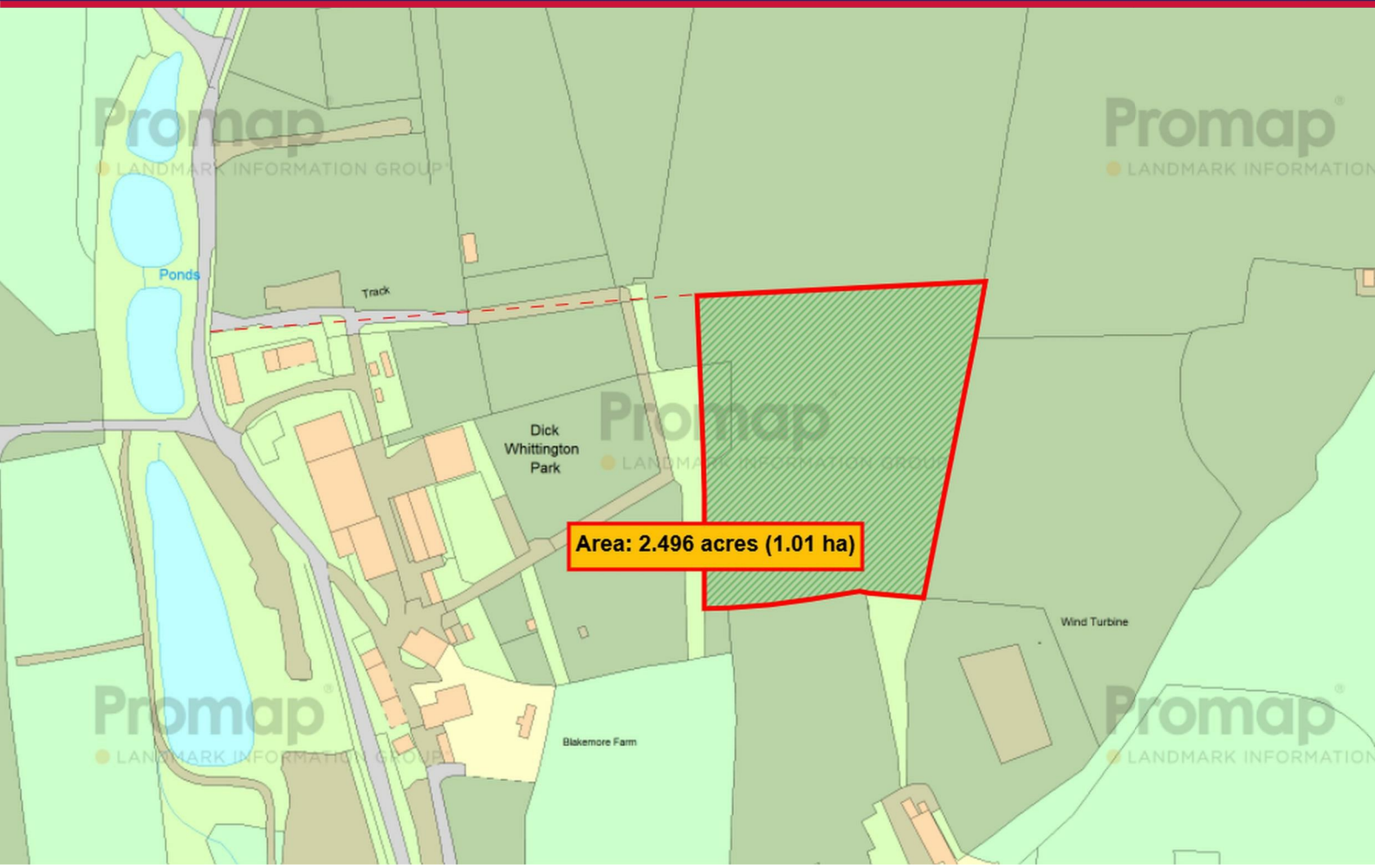
STEVE GOOCH
ESTATE AGENTS | EST 1985



Plot A

Little London, Longhope GL17 0PH

- Hillside Pasture Land approaching Two and a Half Acres
- Rare Opportunity
- Vast Potential for Many Uses
- Own your Own Piece of Countryside

Guide Price £45,000

A RARE OPPORTUNITY to ACQUIRE HILLSIDE PASTURE LAND approaching TWO AND A HALF ACRES. This is a FANTASTIC OPPORTUNITY TO OWN YOUR OWN PIECE OF THE COUNTRYSIDE.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, C of E primary school, 3 public houses, church, village hall, shops in Mitcheldean, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

AGENTS NOTES

1. The buying price will include a contribution to the access road leading to the land.

2. There is no water or electric currently connected to the land. However, this could be made available, if required.

LOCAL AUTHORITY

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

Please be courteous by closing all gates to the neighbouring land whilst viewing as horses are situated on the fields.

DIRECTIONS

From Gloucester, proceed towards Longhope along the A40. Continue through the village passing through Little London for a short distance where the access to Dick Whittington Farm Park can be found on your right hand side. Proceed up to the farmhouse and the land will be to the rear of the farmhouse.

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.