



Land and Barn at Kent's Green Tibberton, Gloucestershire, GL19 3AJ

An excellent land and barn parcel with roadside frontage within the hamlet of Kent's Green offering amenity and possible development appeal.

- Excellent location within the hamlet of Kent's Green •
- Traditional open fronted four bay cart shed with potential •
- Ringfenced rectangular parcel of amenity land • Roadside frontage •
- Of interest to amenity, conservation and possible development purchasers •
- Extending to 0.40 acres (0.16 hectares) •



www.powellsrural.co.uk



Land and Barn at Kent's Green

Tibberton, Gloucestershire, GL19 3AJ

Land and Barn at Kent's Green offers an excellent opportunity to acquire a versatile compartment of amenity land with traditional cart shed with potential in a private location within the Forest of Dean hamlet of Kent's Green.

Newent - 2.4 miles

Tibberton - 2.5 miles

Highleaddon - 3.6 miles

Gloucester - 8.3 miles

Ross-on-Wye - 10.6 miles

Location & Situation

The property benefits from an excellent location within the Gloucestershire settlement of Tibberton. It is very accessible directly accessed from the south side of the public highway known as Kent's Green Road which connects directly to the B4216 Newent Road a short distance to the west, which in turn connects up to Newent to the north and the M50 beyond.

Description

The land is contained within a rectangular parcel accessed via a gateway from the north which opens out into the property. Positioned directly adjacent to the access is a four bay open fronted cart shed with brick and timber elevations under a pitched slate roof. The land then extends to the south with a clearing with picnic bench and table and a raised deck amenity area. The land is for the most part level then rising up to the southern boundary.

As the land and barn are in good condition with good access they would certainly provide significant appeal to amenity, conservation and possible development type purchasers.

In all the property extends in total to approx. 0.40 acres (0.16 hectares).

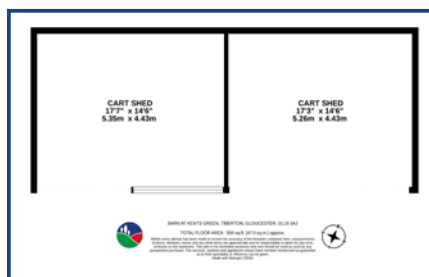


Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

Services

There are no mains services connected.



Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the property.

Directions

From the centre of Newent proceed on Culver Street B4216 south for 1.3 miles. At the crossroads turn left onto Kent's Green Road in the direction of Kent's Green. After 1 mile the entrance to the barn and property will be on your right-hand side.

WHAT3WORDS

orange.complies.scraping



Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA
T 01600 714140 E enquiries@powellsrural.co.uk W www.powellsrural.co.uk

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared August 2026.