



Plot 2 Tump House Road From Junction At Mayhill Villa To District Boundary, Cliffords Mesne GL18 1JS



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£75,000

EPC rating

A PIECE OF AMENITY LAND of JUST OVER HALF AN ACRE situated in a BEAUTIFUL COUNTRYSIDE LOCATION with GOOD ACCESS from the ROAD and GREAT VIEWS, ideal for those wishing to RECREATE THE GOOD LIFE!

Cliffords Mesne is located approximately 2 miles from Newent which offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library. A regular bus service runs to Gloucester, Ross-on-Wye and surrounding areas. The City of Gloucester (10 miles approximately) has more comprehensive facilities including a mainline train station.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

For the commuter, access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for onward connection with the M5 motorway, linking up the Midlands, the North, Wales and the South.

Good easy access entrance via five bar gate leading to:

Just over half an acre of amenity land.

There are a substantial range of outbuildings to include:

GREENHOUSE - 1 20' x 10' (6.10m x 3.05m)

Power supply via solar.

GREENHOUSE - 2 8'0 x 6'0 (2.44m x 1.83m)

Power supply via solar.

GREENHOUSE - 3 8' x 6' (2.44m x 1.83m)

Power supply via solar.

POLY TUNNEL 26' in length (7.92m in length)

STORAGE BUILDING (formerly a stable) 23' x 13'5 (7.01m x 4.09m)

SUMMER HOUSE / CABIN 11'10 x 8'11 (3.61m x 2.72m)

WATER STORAGE

Storing in excess of 6.000 litres.

SMALL ORCHARD AREA

Fruiting trees.

AGENT'S NOTE

The two sets of solar panels (run off car batteries) presently run a watering system and low power to the summer house. This would all need investigating / discussing with the current vendors.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

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

TENURE

Freehold.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed along the High Street turning left onto Watery Lane. Proceed along here into the village of Cliffords Mesne, turn left where the lane splits at the telephone box and continue towards May Hill, turn right by what was formerly the Yew Tree Public House. Proceed up the hill for approximately quarter of a mile and the access to the land will be found on your left hand side, just before the cattle grid.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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.

