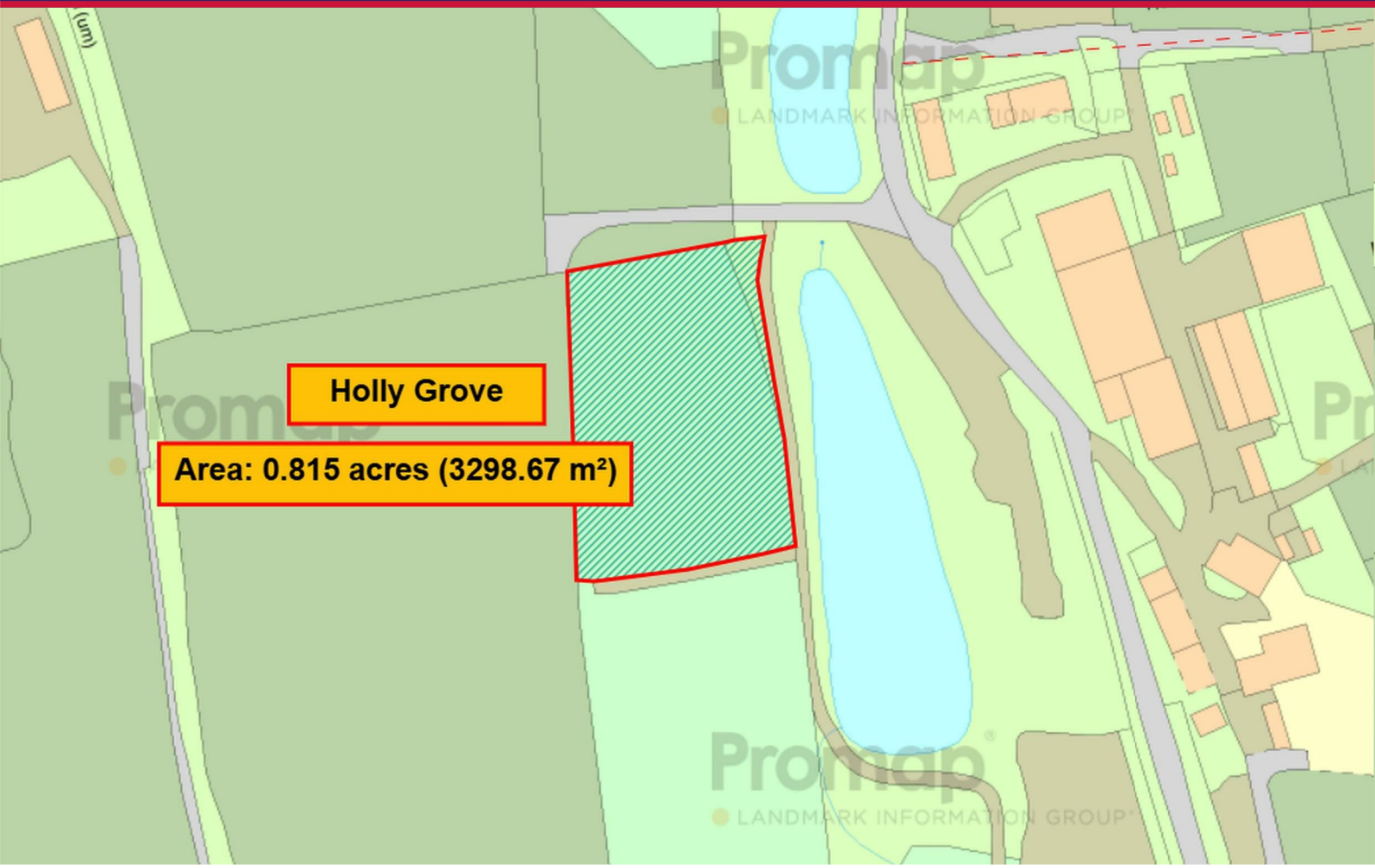
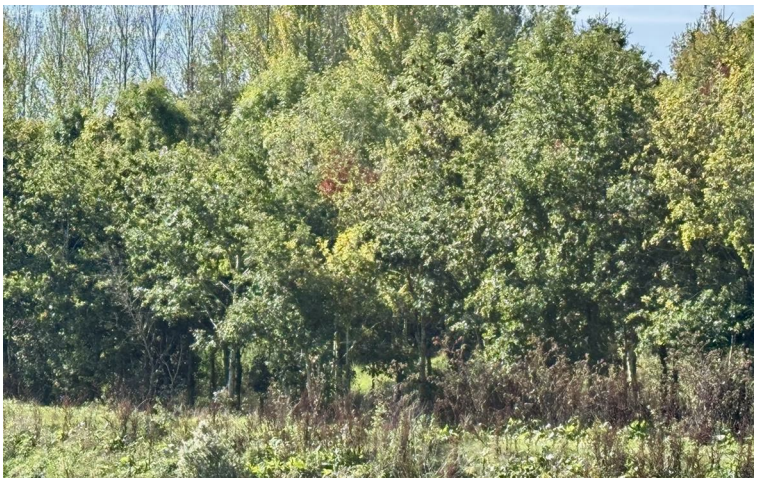
STEVE GOOCH
ESTATE AGENTS | EST 1985





- A Rare Opportunity to Acquire a Piece of Amenity Land
- Approximately 0.81 Acre, Boat Mooring Subject to Planning
- Potential For Many Uses
- Own your Own Piece of Countryside

Holly Grove / Fishing / Potential Boat Mooring

Little London, Longhope GL17 0PH

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

£40,000

A RARE OPPORTUNITY to ACQUIRE A PIECE OF AMENITY LAND approx 0.81 ACRE, BOAT MOORING POTENTIAL SUBJECT TO PLANNING. This is a FANTASTIC OPPORTUNITY TO OWN YOUR OWN PIECE OF THE COUNTRYSIDE.

Little London is approximately one mile from the village of Longhope, which 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 and village hall. More comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles).

AGENT'S NOTE

Water is potentially available via the current owners - to be agreed.

Boat mooring subject to planning.

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.

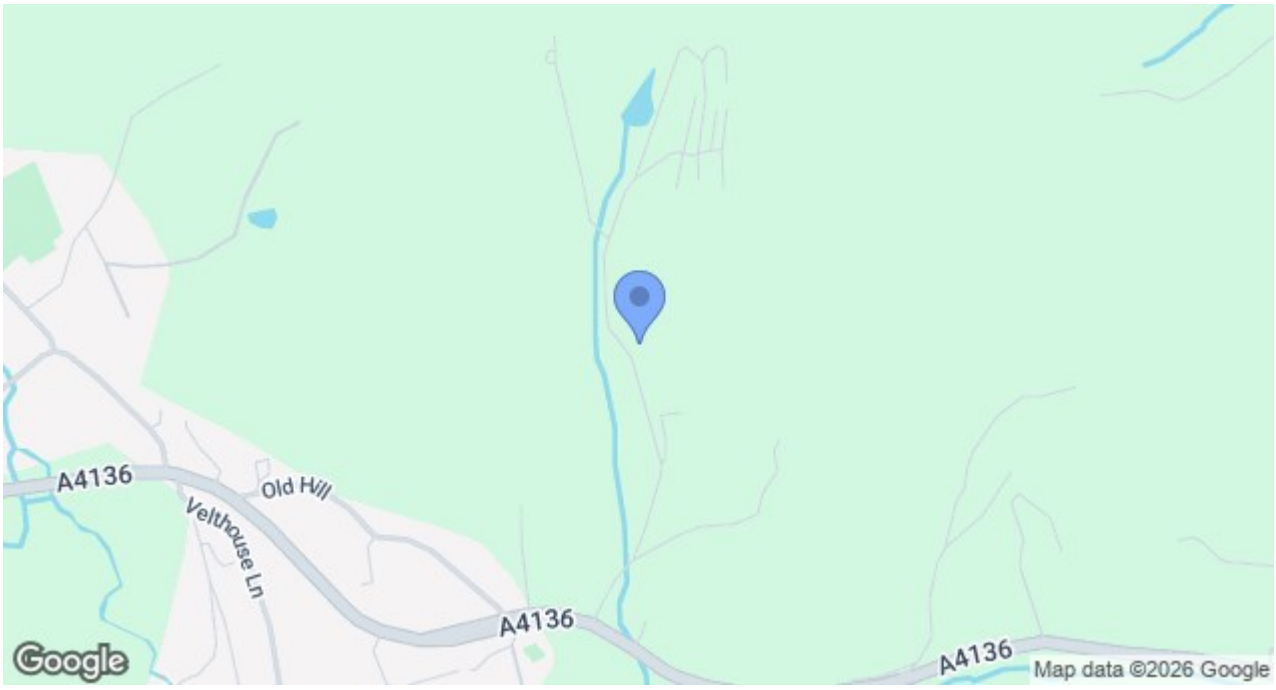
Please be courteous by closing all gates to the neighbouring land whilst viewing as horses are situated on the fields.

DIRECTIONS

From Gloucester, proceed towards Huntley 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 is to the left.

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.