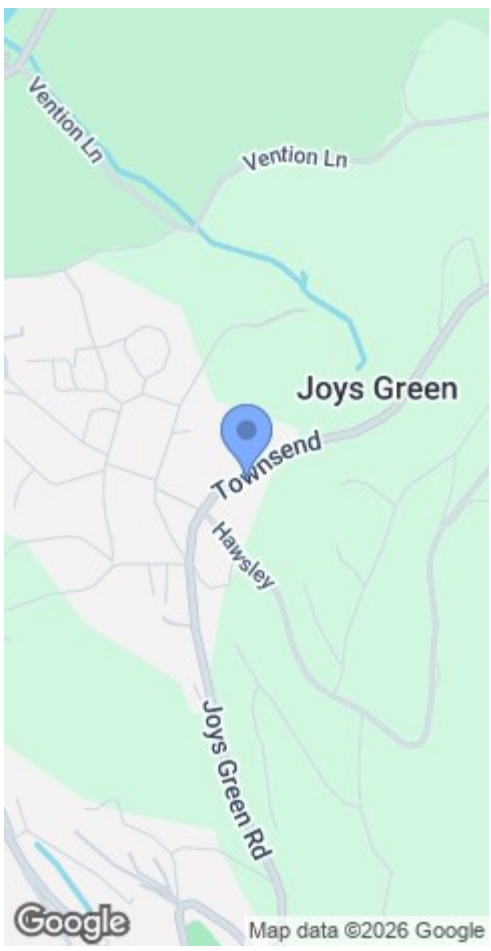
STEVE GOOCH
ESTATE AGENTS | EST 1985

Plot One Wye Valley View
Lydbrook GL17 9DS





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.

Guide Price £140,000

An exciting opportunity to acquire a BUILDING PLOT WITH FULL PLANNING PERMISSION GRANTED for the construction of an INDIVIDUAL AND SPACIOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME, complete with a DETACHED GARAGE, GENEROUS DRIVEWAY PARKING AND LEVEL GARDENS.

Situated within an EXCLUSIVE PRIVATE DEVELOPMENT OF JUST FOUR DETACHED PROPERTIES, the plot enjoys an ELEVATED POSITION ON THE EDGE OF LYDBROOK VILLAGE, commanding STUNNING FAR-REACHING VIEWS ACROSS THE WYE VALLEY.

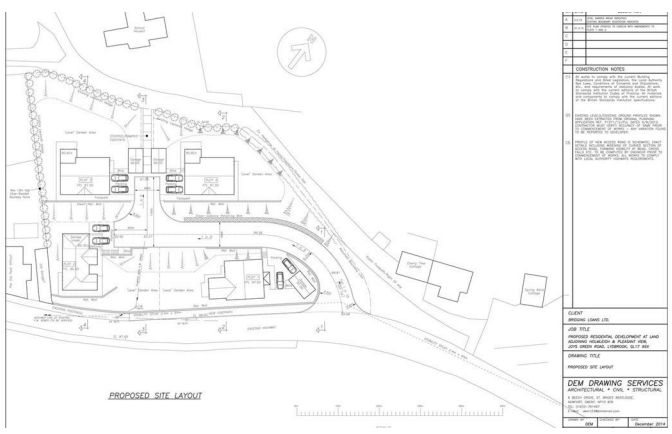
This represents an OUTSTANDING SELF-BUILD OPPORTUNITY, allowing purchasers to create a bespoke home tailored to their own requirements and lifestyle in a highly desirable semi-rural setting.

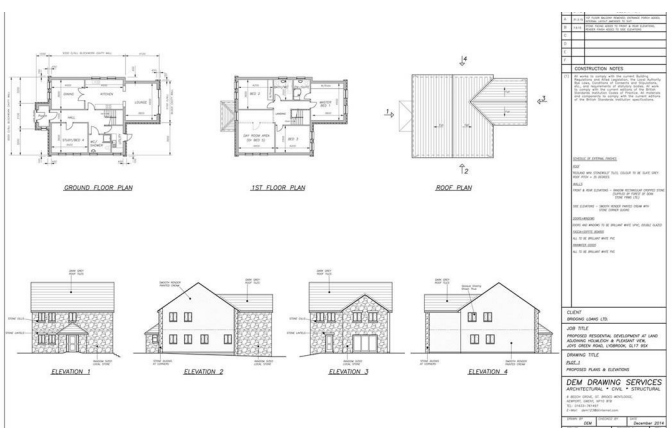


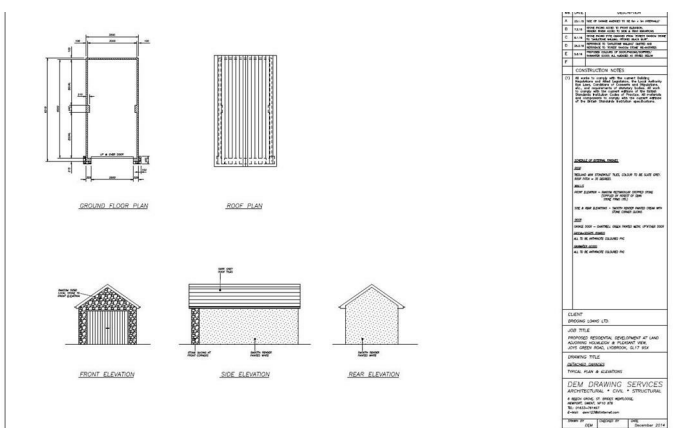












PLANNING REFERENCE
Planning Ref No- P1950/14/FUL. The footings are already in place and signed off with building control.

LYDBROOK
Lydbrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is approximately 7 miles (11 kms) south of the market town of Ross-on-Wye.

Lydbrook is known for its scenic location along the River Wye and its proximity to the beautiful Wye Valley. The village is surrounded by picturesque woodlands, offering ample opportunities for outdoor activities such as walking, hiking, and exploring nature trails. The location of Lydbrook provides easy access to nearby attractions such as Symonds Yat, a popular spot for outdoor enthusiasts, and the Forest of Dean, which offers a host of activities and attractions, including the Sculpture Trail and Puzzlewood.

Lydbrook offers a range of amenities to cater to the needs of its residents. These include a village shop, a primary school, a community centre, and a pub. The village hosts various events throughout the year, including festivals and community gatherings.

DIRECTIONS
What3Words/// hobbit.chats.epidemics

SERVICES
No services are currently connected to the plot. The mains water supply runs alongside the plot boundary and a connection can be achieved by teeing off the existing main.

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.

WATER
Severn Trent Water Authority

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

TENURE
Freehold

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.