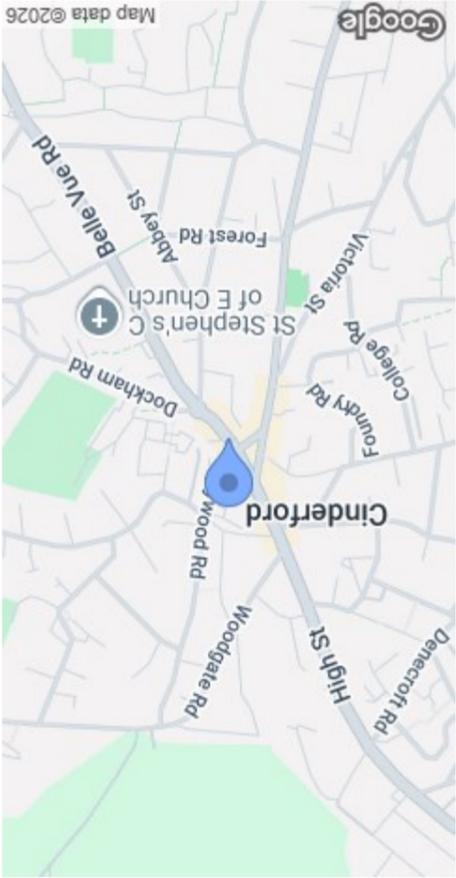




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92-100 kWh/m ² per year CO ₂ emissions)	A (102 g/kWh)
B (81-91 kWh/m ² per year CO ₂ emissions)	B (91-101 g/kWh)
C (69-80 kWh/m ² per year CO ₂ emissions)	C (81-90 g/kWh)
D (55-68 kWh/m ² per year CO ₂ emissions)	D (71-80 g/kWh)
E (46-54 kWh/m ² per year CO ₂ emissions)	E (61-70 g/kWh)
F (35-45 kWh/m ² per year CO ₂ emissions)	F (51-60 g/kWh)
G (21-34 kWh/m ² per year CO ₂ emissions)	G (41-50 g/kWh)
H (13-20 kWh/m ² per year CO ₂ emissions)	H (31-40 g/kWh)
I (1-12 kWh/m ² per year CO ₂ emissions)	I (21-30 g/kWh)



The Fern Ticket High Street
 Cinderford GL14 2SQ

Price Guide £550,000

Steve Gooch Estate Agents are delighted to offer for sale this FORMER C1 HOTEL / PUBLIC HOUSE, currently providing NINE BEDROOMS TO THE FIRST FLOOR, with PLANNING PERMISSION GRANTED AND WORKS STARTED for a range of potential improvements (Ref: P0593/14/FUL).

The GROUND FLOOR, with its BAR, KITCHEN AND SERVICE AREAS IN SITU, PLUS FOUR CELLAR SPACES offers excellent flexibility to either CONTINUE TRADING AS A PUBLIC HOUSE or to be REIMAGINED AS A RESTAURANT OR EVENT / FUNCTION SPACE, representing a RARE AND EXCITING INVESTMENT OPPORTUNITY.

Further benefits include a COURTYARD GARDEN, FUNCTION ROOM, PARKING FOR TWO VEHICLES, and the property is OFFERED WITH NO ONWARD CHAIN, allowing for immediate development or occupation.

Additionally, there is a SELF-CONTAINED TWO BEDROOM FLAT with a tenant in occupation, accessed via its OWN SEPARATE ENTRANCE, providing an ADDITIONAL INCOME STREAM.

The flat accommodation includes KITCHEN, LOUNGE, TWO BEDROOMS and BATHROOM.



DIRECTIONS

From the Mitcheldean office, continue to the roundabout and take the turning onto the A4136 signposted Monmouth and Coleford. Proceed over Plump Hill until you reach the Nailbridge traffic lights. Take the left turning signposted Cinderford and proceed to the town centre where the Fern Ticket can be found on the left hand side just before the roundabout.

CINDERFORD

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 14 miles (22.5 kms) east of the cathedral city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, pubs, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure

activities. The town also has community facilities and services, including the new community hospital, schools, a library, a leisure centre with pool, and a local market.

Cinderford is surrounded by beautiful woodlands, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, the Dean Heritage Centre and the restored Dean Forest Railway.

SERVICES

Mains water, electricity, drainage, gas.

WATER RATES

Severn Trent Water Authority

LOCAL AUTHORITY

The Fern Ticket- Business Rates Payable
Flat- Council Tax Band: B
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.

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.