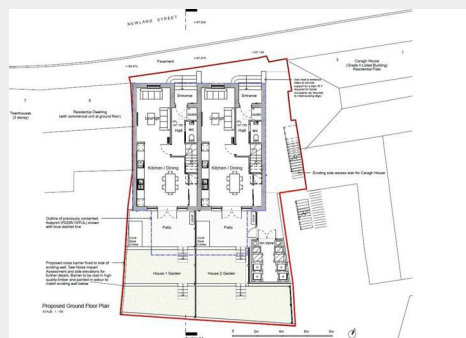
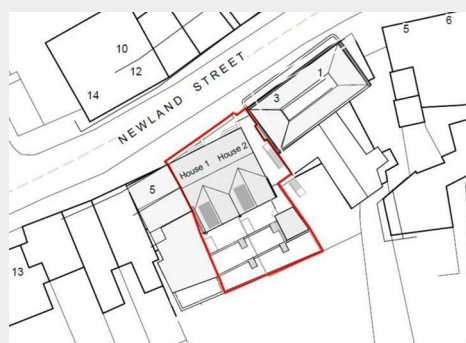
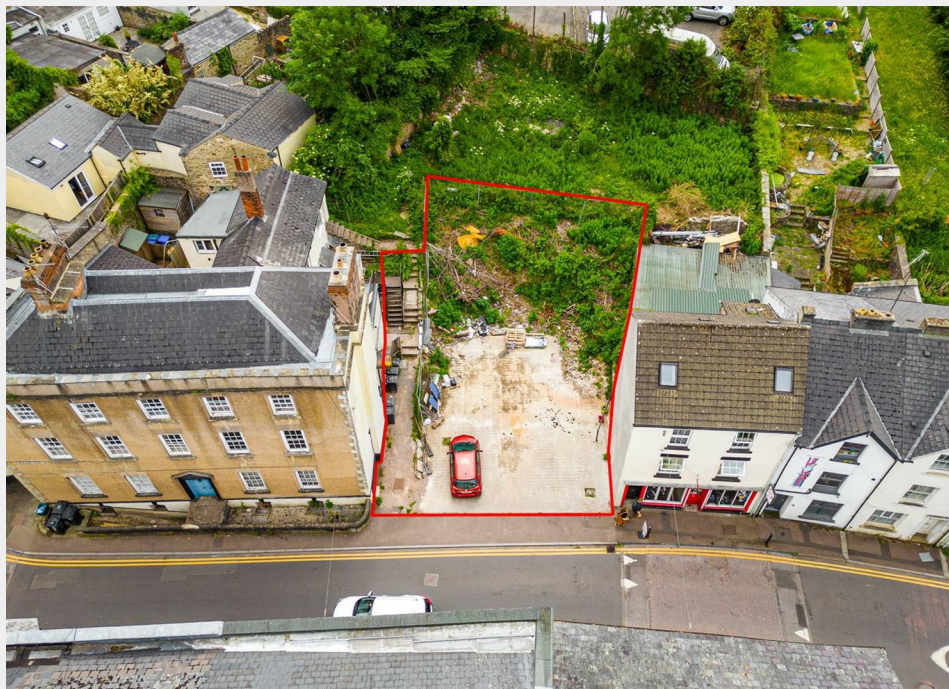


Development Site @ Newland Street, Coleford, Forest of

Auction Guide Price +++ £75,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- DRONE TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- RESI PLANNING GRANTED
- 2 X 4 BED HOUSES
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold 0.08 ACRE DEVELOPMENT SITE with PLANNING GRANTED to erect 2 x 4 BED HOUSES in the centre of this popular town.

Development Site @ Newland Street, Coleford, Forest of Dean, GL16 8AN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ Newland Street, Coleford, Forest of Dean, GL16 8AN

Lot Number 55

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon
Registration Deadline is on Friday 16th October 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

GUIDE PRICE RANGE

The vendors have issued a guide price range of £75,000 - £125,000 for this lot.

THE PROPERTY

A level Freehold parcel of land (0.08 Acres) in the town centre.
Sold with vacant possession.

Tenure - Freehold

THE OPPORTUNITY

PLANNING GRANTED | 2 HOUSES

Planning has been granted (P0123/25/FUL) to erect a stylish scheme of 2 Semi Detached 4 bedroom Houses.
Interested parties will note an historic consent (P0285/16/FUL) for 8 x 2 bedroom Flats.

PLANNING GRANTED | 2 HOUSES

Reference P0123/25/FUL

Alternative Reference DF10740

Application Received Fri 31 Jan 2025

Application Validated Tue 17 Jun 2025

Address Vacant Site Newland Street Coleford Gloucestershire GL16 8AN

Proposal Erection of two dwellings with associated landscaping and works.

Status Consent

Decision Granted Permission

Decision Issued Date Mon 09 Mar 2026

Appeal Status

Appeal Decision

PROPOSED SCHEDULE OF ACCOMMODATION

Ground Floor - Entrance Hall | WC | Kitchen / Diner | Lounge

First Floor - Landing | Bedroom 1 | Bedroom 2 | Bathroom

Top Floor - Bedroom 3 | En Suite | Bedroom 4

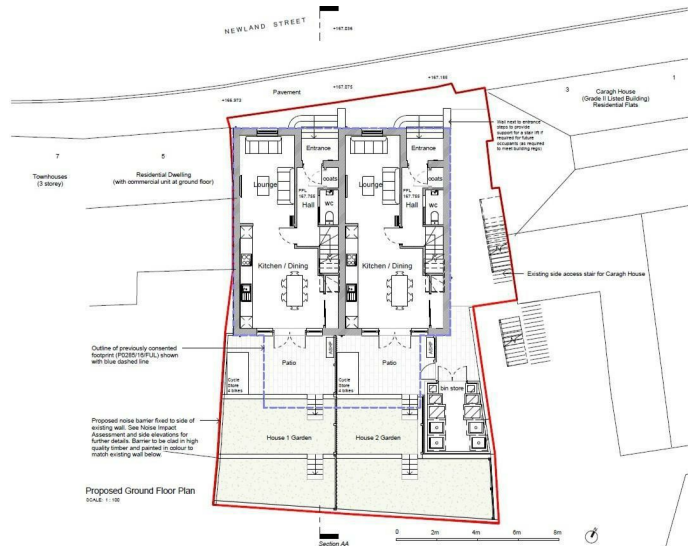
Outside - Patio | Garden

House 1 (4 bed, 5 person) 134.8 m²

House 2 (4 bed, 5 person) 134.8 m²

269.5 m²

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

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Please refer to our website for further details.