



**Barn Six**  
**At Taynton GL19 3AN**

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



**£595,000**

A FANTASTIC OPPORTUNITY TO ACQUIRE A BARN (originally built in 2016) of approximately 8,000 square feet with FULL PLANNING PERMISSION GRANTED TO CONVERT INTO TWO SPACIOUS LUXURY HOMES, one with FIVE BEDROOMS and the other with FOUR BEDROOMS, nestled in GLORIOUS GLOUCESTERSHIRE COUNTRYSIDE, enjoying grounds of APPROXIMATELY FOUR ACRES.

Taynton offers a farm shop and church. Within 1 mile the village of Tibberton can be found, offering a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations.

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. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.







## DESCRIPTION

Development opportunity with full planning passed for two dwellings comprising four and five bedroom semi detached barns of approximately 4,000 square feet each.

## OUTSIDE

There is parking for several vehicles and approximately 4 acres of ground which will need to be divided for each dwelling.

## PLANNING

Please see planning reference P0558/24/FUL for full details on the Forest of Dean planning portal.

## AGENT'S NOTE

Driveway and communal areas: Once all the barns on site have been sold, the current landowner will set up a Management Company of which the barn owners will be Directors to manage the driveway and verges.

## SERVICES

No services are currently connected but are close by. The in-going purchaser will need to make their own enquiries and works in relation to these.

Surface water drainage already in place.

Mains water pipe for each barn has been laid from barn to main road but not connected.

Mains electric power connection is just meters away from barn but not connected.

GigaClear Full Fibre Broadband is on public road but not connected.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

## TENURE

Freehold.

## VIEWING

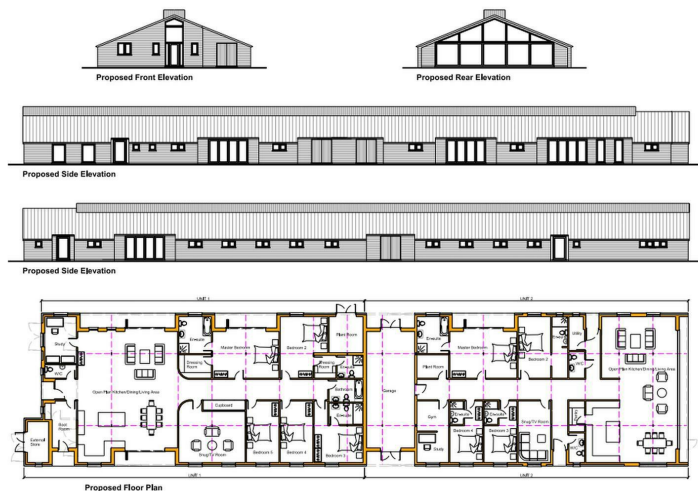
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Gloucester, proceed through the village of Highnam on the B4212 for half a mile turning left onto Buttermilk Lane. Continue for around two miles through Tibberton Road and Taynton Road where the private driveway is located on the right-hand side through electric gates. This is located before the Green Croft turning.

## PROPERTY SURVEYS

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



#### 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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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