STEVE GOOCH
ESTATE AGENTS | EST 1985







Building Plot 4 Green Lane

Hucclecote, Gloucester GL3 3QT

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£145,000

A rare opportunity to acquire this exceptional building plot with planning for an impressive two bedroom detached residence extending to approximately 1185sqft ideally positioned within this highly desirable area.

The accommodation will comprise entrance hall, cloakroom, open plan living/kitchen/dining, master bedroom with ensuite, whilst to the first floor mezzanine second bedroom with walk in wardrobe.

The site measures 100ft in length and 34ft in width.

We anticipate a resale value in the region of £450,000 depending on the build specification.

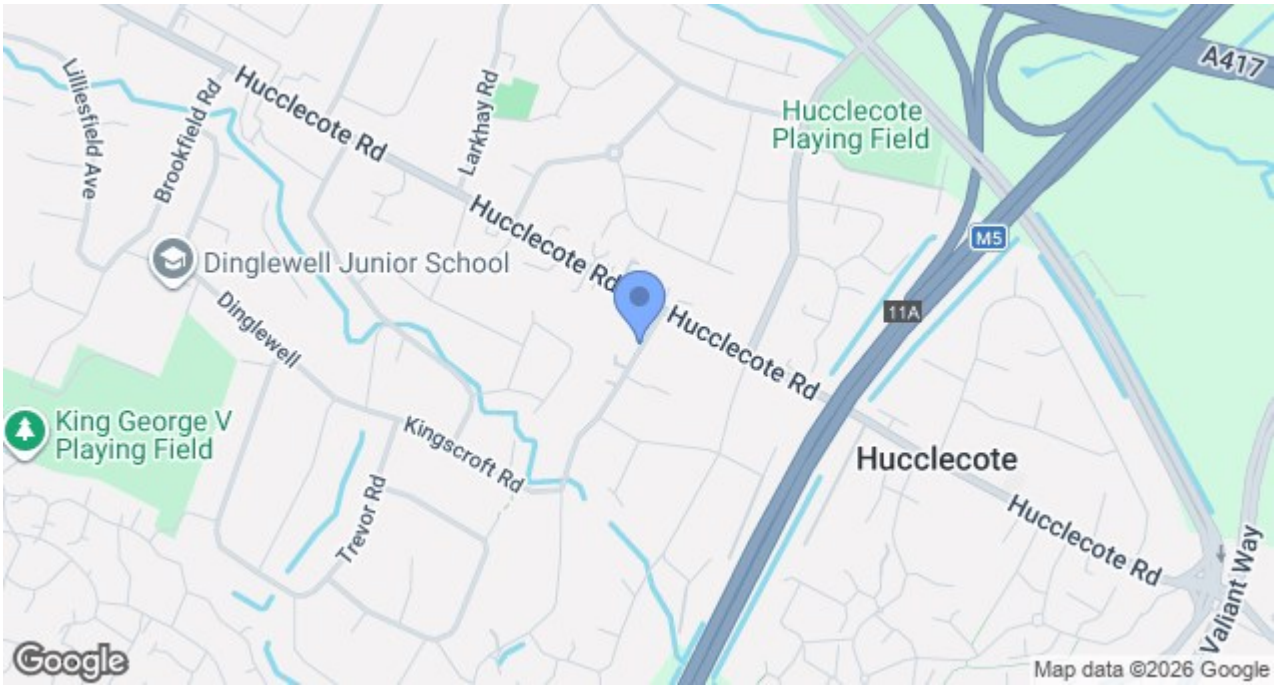
Hucclecote is a suburb of Gloucester and is located on the periphery of the city, between Barnwood and Brockworth. Hucclecote can trace its history back to 1066, when Hucclecote and Churchdown were distinct manors belonging to St. Oswald's church, Gloucester. Hucclecote is split into two parts; with the dividing line being the M5 Motorway bridge. The part to the west of the bridge, closest to Gloucester, is the larger part, and falls under Gloucester City Council, while to the east of the bridge, the Parish of Hucclecote is part of Tewkesbury Borough Council.
There are three schools in Hucclecote: Hillview primary school and Dinglewell Infants and Juniors. Hucclecote community is centred around many locally owned shops, a community centre and two pubs; The Royal Oak and The Wagon & Horses, first recorded in 1767. The Co-op and Lloyds Pharmacy also have branches in the village.

PLANNING REFERENCE NUMBER
22/00541/FUL

DIRECTIONS
Proceed along Hucclecote Road heading towards Brockworth turning right into Green Lane where the site can be found on the right-hand side.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

AGENTS NOTE
Please note, the main images are an artists impression of the finished product.



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.