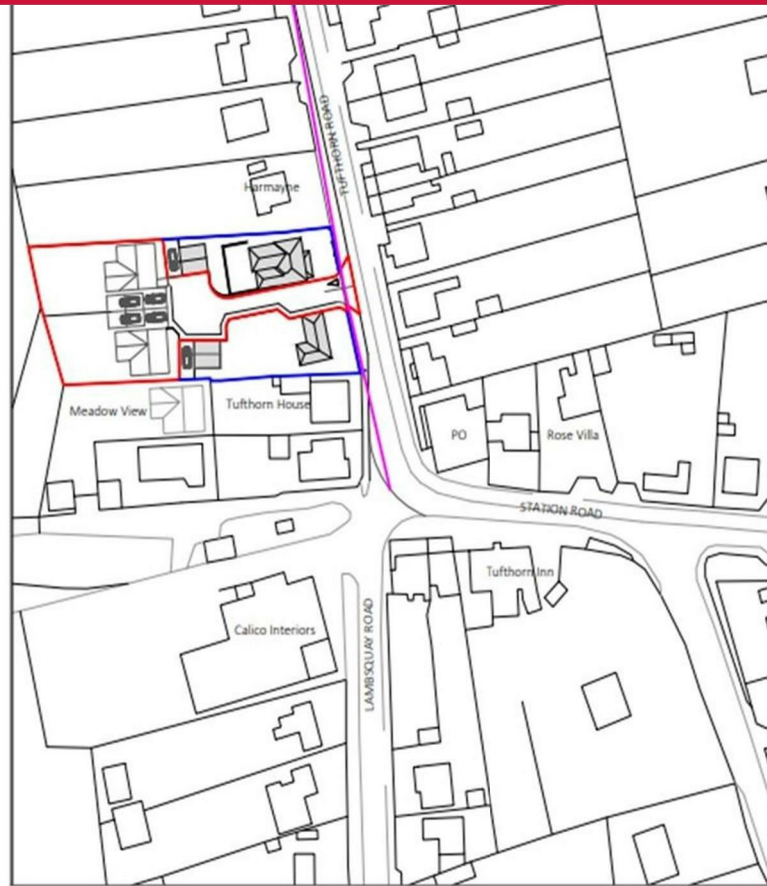
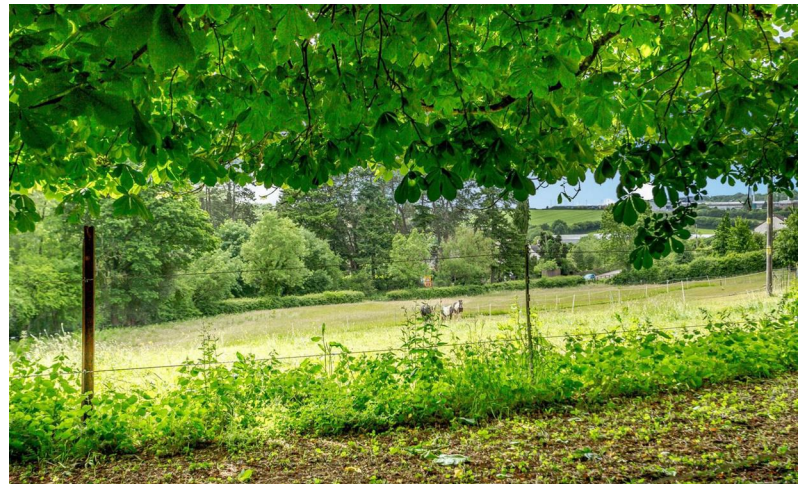




Existing Location Plan  
1/1250



Proposed Location Plan  
1/1250



## Plot to the rear of Kelvenside Tufthorn Road Coleford GL16 8PX



# Price Guide £110,000

OUTLINE PLANNING PERMISSION FOR ONE DETACHED HOUSE WITH PARKING. PLANNING REFERENCE: P1617/19/OUT (please note that the planning reference number relates to two plots, we are selling one plot with shared access).

P1617/19/OUT | Outline application for the erection of x2 dwellings with alterations to driveway and access including the removal of outbuilding (we are selling one plot, this plot is located behind Kelvenside via a shared driveway). The vendors have had draft drawings completed to show the potential layout to allow for four bedrooms.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.

## SERVICES

TBC

## LOCAL AUTHORITY

Council Tax Band: TBC  
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.

## DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along passing the petrol station on the left hand side and turn left at the next set of traffic lights into Tuffthorn Avenue. Proceed along where the property can be found on the right hand side as indicated via our For sale board.



### 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.