Dean
ESTATE AGENTS

Coombs Road

Coleford, Gloucestershire, GL16 8AY

£100,000

An exciting opportunity to acquire a building plot on the highly regarded Coombs Road, Coleford. The site currently benefits from FULL PLANNING PERMISSION (P0336/25/TDC) for the erection of one detached dwelling, presenting an excellent prospect for those looking to build a bespoke home in a sought-after location.

Ideally positioned within one of Coleford's most well-regarded and popular residential areas, the land enjoys the convenience of being just a short five-minute walk from the town centre, with its range of shops, amenities and services close at hand.

Area Map

Forest of Dean
DISTRICT COUNCIL

Town and Country Planning Act, 1990
(As Amended)
Town & Country Planning (Permission in Principle) Order 2017
(as amended)

PLANNING REFERENCE NUMBER AND
DATE OF APPLICATION
P0336/25/TDC
27/03/2025

In accordance with their powers under the above Act and Regulations, the Council as a Local Planning Authority grant

APPROVAL

To the development described below in accordance with the submitted application and its accompanying plan(s), but subject to the conditions stated

Description of Development

Technical Details Consent for the erection of a self-build dwelling following P0746/23/PIP.

Address

29 Coombs Road Coleford Gloucestershire
Coleford Parish

CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:-

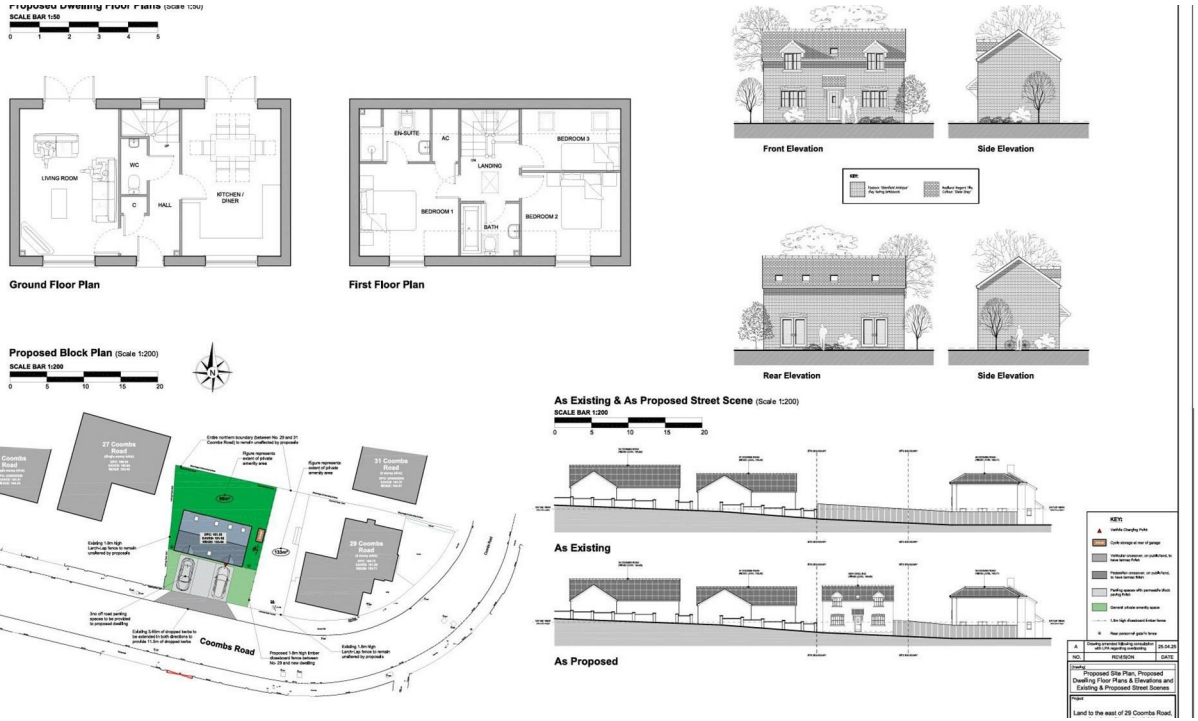
01. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

02. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. Prior to the occupation of the development hereby permitted, the vehicular parking shall be laid out and constructed in accordance with the submitted plans. The vehicular parking shall be provided prior to the occupation of the dwelling; the parking shall thereafter be retained and kept free of obstruction, to be used solely for the parking of vehicles.



The Property Ombudsman

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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.