

88
High Street





88 High Street Cinderford GL14

- A great investment opportunity in the popular town of Cinderford •
- Large commercial floor space • 2 bed first floor apartment •
- PLANNING PERMISSION on land for 3 bed detached dwelling •
- Lower ground spaces & garage • Private rear garden •
- Private parking at front and rear • Close to town amenities •

A great investment opportunity in the popular town of Cinderford

In summary, a great investment opportunity, with a large commercial floor, first floor 2 bed apartment, lower ground spaces & garage, planning for 3 bed detached dwelling on land, front & rear private parking, and private rear garden. The property is situated in the popular town of Cinderford in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer.

The Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

Vendors comments *"The house was bought as a business in 1969 and stayed that way until the owner retired in 2008 in that time an extension was added to the property early 2000s the reason for sale the owners both passed away."*

As you enter the property through the front door you are greeted with a vast open space - previously used

as a hairdressers. There is a cloak room, WC and kitchen, plus an office at the rear. There are two large windows out to the front. The WC is off the cloak room, and the kitchen is located off the shop floor. The kitchen has a sink, worktop space and plumbing for a washing machine. To the rear of the shop floor is a landing giving you access to the office. There are stairs down to the spaces in the lower ground floor.

The lower ground floor has access to the rear driveway and garden. There are spaces which could be utilised in different ways. There is also access through to the garage.

The **first floor apartment** is accessed from the staircase off the ground floor. This spacious apartment has a large walk-in wet room, a kitchen, 2 large double bedrooms, and a large open plan lounge / dining space with stunning views of the forest.

The **private front driveway** is has space for 3 cars and is accessed straight off the road.

The **rear private garden** is a lovely space. There is a large lawned area surrounded by trees. A rear

driveway via a quiet side road with parking for 2+ cars and access to the garage.

There is **planning permission** for a detached 3 bedroom dwelling on the land to the side of the property - P0649/R4FUL

Sq ft size: TBC approx square feet.

Broadband connectivity: Ultra fast.

Mobile coverage: 4G voice & data.

Council Tax: B.

Tenure: Freehold.

PLANNING CONSENT: Detached 3 bed dwelling: P0649/R4FUL

Further opportunity: Possibility to convert exiting shop and apartment - Subject to planning.

Other: Gas central heating & electricity.
Large commercial space.
Multiple parking spaces in front and rear.
Private rear driveway access.

LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular town of Cinderford is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 8.2 MILES
COLEFORD - 6.2 MILES
MONMOUTH - 14 MILES
LYDNEY - 9.1 MILES
GLOUCESTER - 13 MILES
CHELTENHAM - 22 MILES
BRISTOL - 33 MILES

All distances are approximate









































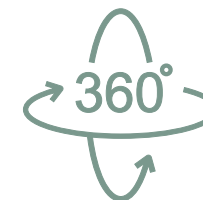


t: 01594 546776
 m: 07747 456069
 e: hello@albertandfrederick.com
 w: albertandfrederick.com
 s: @albandfrederick

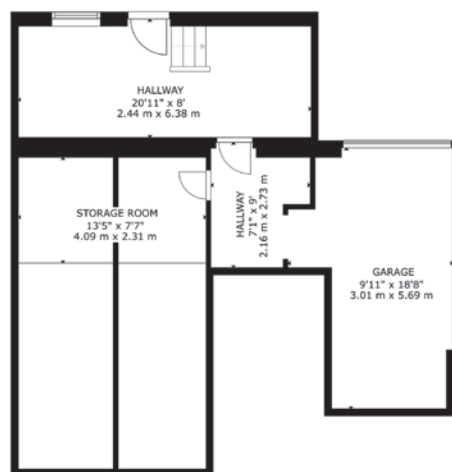


88 HIGH STREET,
 CINDERFORD,
 GL14 2SZ

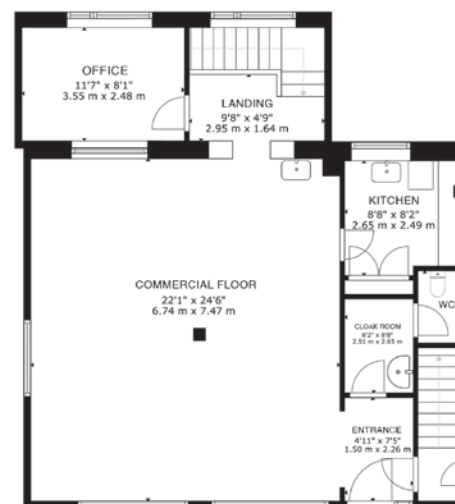
Asking price £420,000



VIRTUAL TOUR
 CLICK HERE



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 564 sq ft, 52.42 m²; FLOOR 2: 974 sq ft, 90.44 m²; FLOOR 3: 1042 sq ft, 96.84 m²
 EXCLUDED AREAS: GARAGE: 172 sq ft, 15.99 m²
 TOTAL: 2580 sq ft, 239.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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estate agents