

Dean
ESTATE AGENTS



Church Road
Aylburton, Lydney, GL15 6DB
Guide Price £100,000



5 Church Road, Aylburton, Lydney, GL15 6DB

SEALED BIDS BY 21ST OF AUGUST 2026

A great opportunity to purchase a two bedroom property in the sought after location of Aylburton. Whether its for a holiday let or your own home, this property allows for you to put your own stamp throughout.

Aylburton is a very popular Village with a really good community. Village Hall and Primary School close-by, St Mary the Virgin Church, Chapel, Recreational Ground, Public Houses/Restaurants. Plenty of lovely Woodland Walks. Aylburton also has many Country Lanes where you can take in the views of the beautiful surrounding Countryside and is within easy access to Chepstow, Gloucester, Cheltenham M5 & M4.



Sealed Bids Note:

The chosen method of sale is to offer the property to all interested parties with a date in which to produce your written offer to purchase the freehold residential property known as 5 Church Road. There are a number of questions below which will need answers and enable us as agents to approach the seller for their informed consideration.

1. The date to submit your offer by is 21st August 2026, no later than 5:00pm that day.
2. This offer/bid is to be made to Dean Estate Agents Ltd - Mr Allan Wasley. The address is Dean Estate Agents Ltd, 14 St. John Street, Coleford. GL16 8AR.
3. Full names, address and contact numbers are to be supplied in the offer letter.
4. You may email any offer to lydney@deanestateagents.co.uk although you may wish to consider your offer to be private and, in this respect, please make your written offer via sealed envelope which will be receipted by Dean Estate Agents and delivered to the seller. Please mark the envelope FAO: The sellers of 5 Church Road C/o Dean Estate Agents, 5 Bridge House, 38 Newerne Street, Lydney, GL15 5RF.
5. The preferred method of offer is by sealed envelope, again made to Allan Wasley. Your offer will be delivered to the seller by 6:00pm on 21st August 2026.
6. You are to make clear your financial status, whether you are relying upon financing from a third party, have a property to sell and if so, any chain details together with the contact information of your selling agent.

7. It is assumed that you have read the property details and any notes contained within the Dean Estate Agents property brochure.
8. Please also confirm that subject to conveyancing matters being straightforward, your expected completion timescales.
9. A period of exclusivity will be offered to the successful bidder of 4 weeks after which the seller may re-consider re-marketing if no or little progress has been made to purchase the property.
10. The seller is under no obligation to accept the highest offer and due consideration will be given to all offers received in writing via the agent.

Living Room:
16'11 x 14'1 (5.16m x 4.29m)

Kitchen:
8'10 x 9'11 (2.69m x 3.02m)

W/C:
3'8 x 3'1 (1.12m x 0.94m)

Bedroom One:
9'6 x 9'10 (2.90m x 3.00m)

Bathroom:
5'5 x 6'2 (1.65m x 1.88m)

Bedroom Two:
8'7 x 8'3 (2.62m x 2.51m)

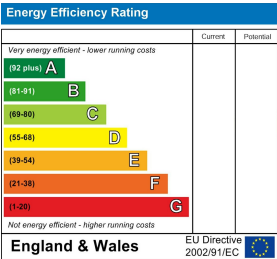
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.