



Harbour Road Lydney GL15 4ER



1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

Offers Over £175,000

A secure commercial yard extending to approximately 0.51 acres, occupying a convenient position on Harbour Road, Lydney. The level site is partially enclosed by security fencing and accessed via wide double gates, offering excellent potential for a variety of commercial, storage or industrial uses, subject to the necessary planning consents.

The property also includes a detached building extending to approximately 48.05 sq m (517 sq ft), providing scope for ancillary use or future development, subject to obtaining the relevant permissions.

Ideally situated close to Lydney Railway Station and the A48, the site benefits from excellent transport links to the M4 and M5.

LOCATION

The property is situated on Harbour Road within Lydney's established commercial and industrial area, approximately two miles from the town centre, which offers a wide range of amenities and a mainline railway station.

The nearby A48 and A40 provide excellent access to Gloucester (18 miles), Chepstow (14 miles), Bristol (30 miles) and the wider M4 and M5 motorway networks, making the site well positioned for commercial operations requiring strong transport connections.

PLANNING

The property benefits from planning permission under reference P0727/08/COU for the change of use from the storage of landscaping materials to the storage of caravans.

The site may also offer potential for a range of alternative commercial or industrial uses, subject to obtaining the necessary planning permissions. Interested parties should make their own enquiries with the Local Planning Authority.

BUSINESS RATES

Rateable Value (from 1 April 2026): £9,200

Interested parties should verify the rating information and any available reliefs with the Local Authority.

SERVICES

We understand that no mains services are currently connected to the site. Prospective purchasers should satisfy themselves as to the availability and capacity of all utility services required for their intended use.

TENURE

Freehold with vacant possession available upon completion.

ACCESS

The property benefits from direct access from an adopted public highway and is entered via a wide tarmacadam entrance from Harbour Road, secured by approximately 6 metre-wide metal double gates, suitable for large commercial vehicles and HGV access.

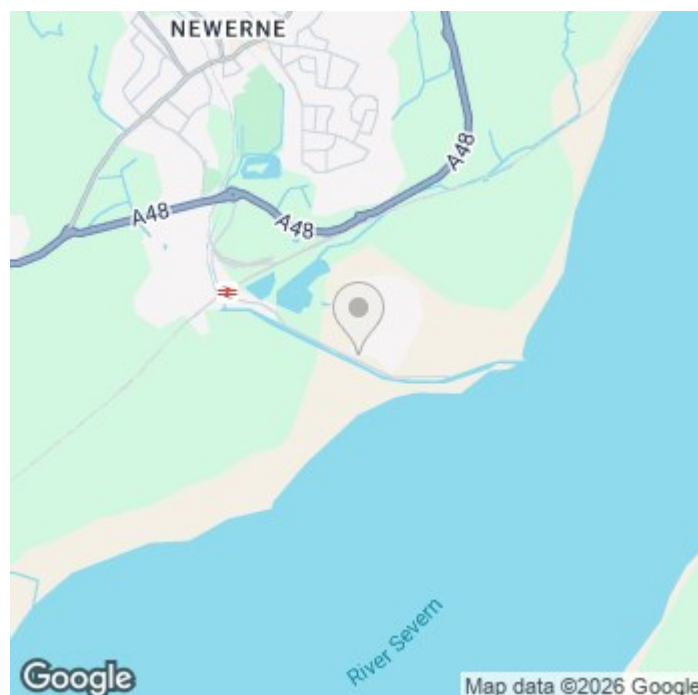
LOCAL AUTHORITY

Forest of Dean District Council

DIRECTIONS

From Lydney town centre, proceed along Regent Street onto Hill Street before continuing onto Bathurst Park Road. Follow signs towards Church Road (B4231) and join the A48. After a short distance, turn onto Station Road and continue to the end, where it becomes Harbour Road, passing the train station and over the level crossing where the property will be found on the left hand side.

What3Words: ///doubt.asleep.gardens



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.