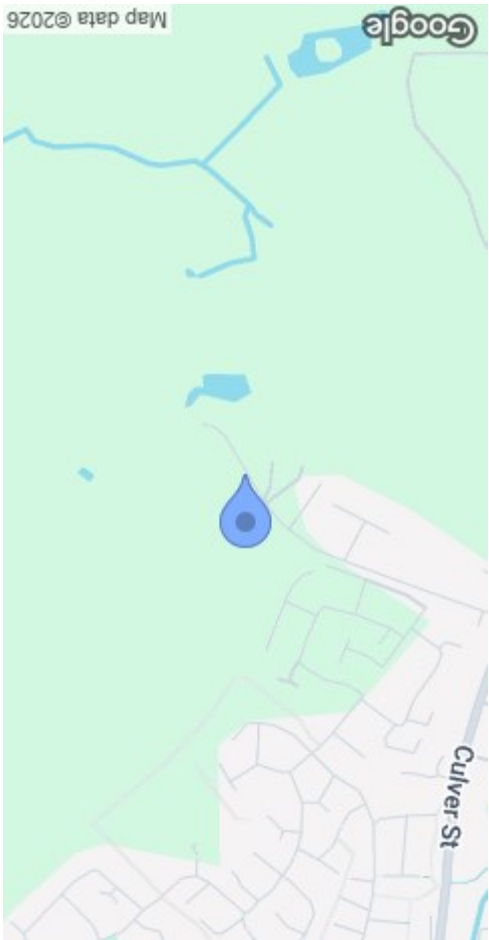


The second floor plan shows a layout with three bedrooms (each 10.00 m x 11.75 m), a bathroom (5.00 m x 5.00 m), a living area (10.00 m x 11.75 m), a dining area (10.00 m x 11.75 m), a kitchen (10.00 m x 11.75 m), and an office/storage area (10.00 m x 11.75 m). The overall dimensions of the floor are 30.00 m by 30.00 m.



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



Guide Price £995,000

A RARELY AVAILABLE BUILDING SITE for the ERECTION OF NINE DWELLINGS with ASSOCIATED GARAGES, APPROACHING THREE ACRES situated in a COUNTRYSIDE SETTING on the OUTSKIRTS OF THE BEAUTIFUL HISTORIC MARKET TOWN OF NEWENT.

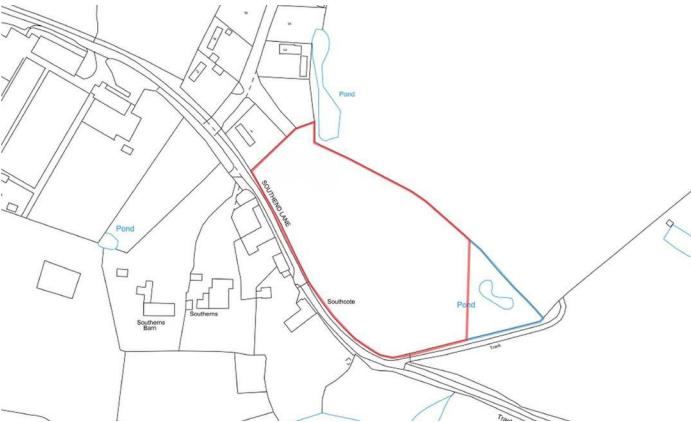
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



AGENT'S NOTE

Detailed planning has been passed, please see the Forest of Dean District Council Planning Portal Planning Ref P1711/22/FUL (granted 28/03/25).

A Section 106 Agreement requires a contribution of £202,400 payable upon occupation of the fifth unit.

SERVICES

The in-going purchaser will need to make their own arrangements. However, we believe that electricity and water are nearby.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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 Newent, proceed up Culver Street and at the very end, turn left into Southend Lane. Proceed along this lane to the very end and the site will be found on your left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

