



**Copperfields Yartleton Lane**  
**May Hill, Longhope GL17 0NR**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



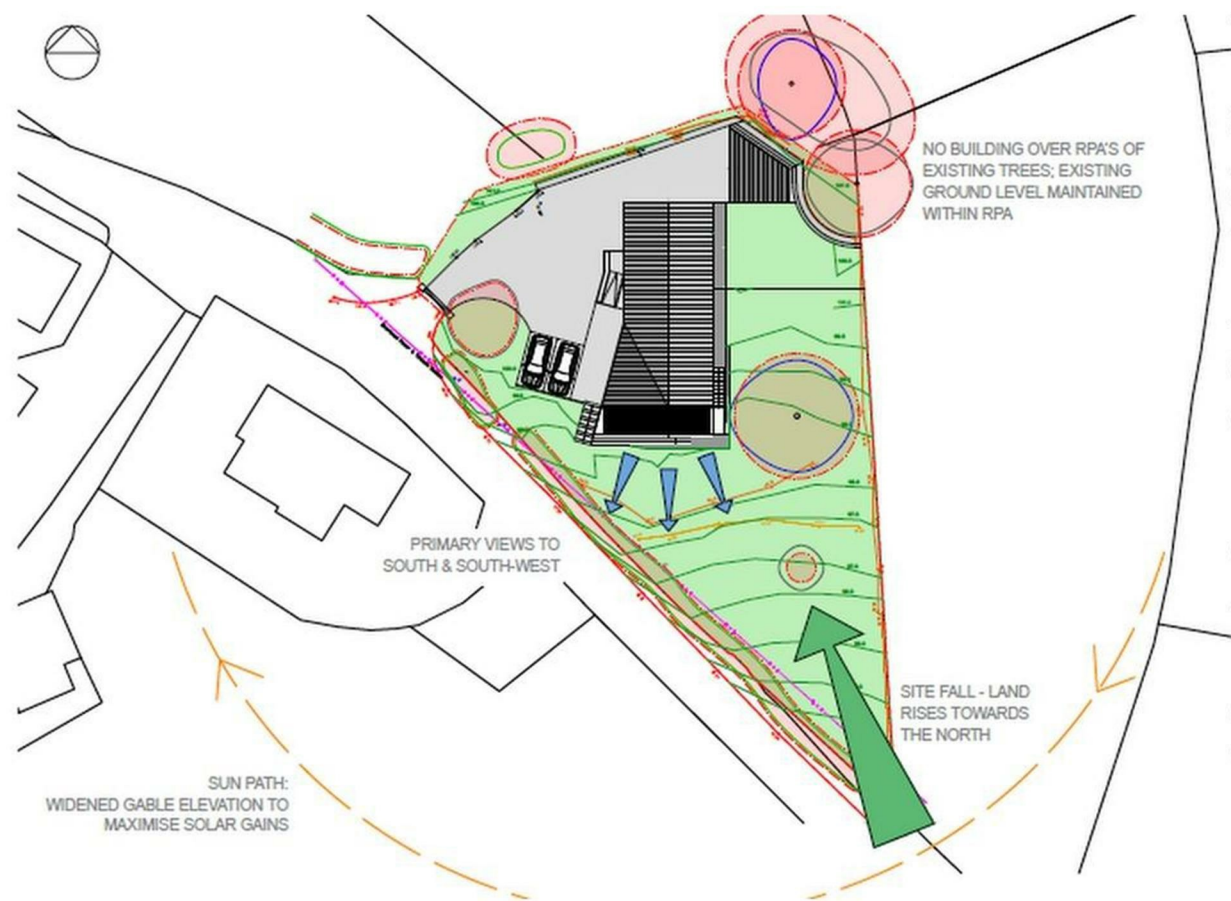
## Guide Price £349,950

Situated in an IDYLIC SETTING and offering a VERY UNIQUE OPPORTUNITY is this SUBSTANTIAL BUILDING PLOT (ORIGINAL DWELLING NEEDS TO BE DEMOLISHED) with FULL PLANNING PERMISSION TO ERECT A FOUR BEDROOM DETACHED PASSIVHAUS (WE BELIEVE THIS COULD BE CHANGED BY APPLICATION AND NOTICE OF MATERIALS, SUBJECT TO APPROVAL). With STUNNING COUNTRYSIDE VIEWS and a PLOT APPROACHING 0.4 ACRE, the property will be IDEALLY PLACED for those wishing to be in a PEACEFUL COUNTRYSIDE LOCATION whilst having the benefit of EASY COMMUTING DISTANCE to the CATHEDRAL CITY of GLOUCESTER and the HISTORIC SPA TOWN of CHELTENHAM.

The popular rural village of May Hill offers lovely walks with stunning views across the countryside and surrounding farmland. There is a village hall, church and a popular public house.

Newent is approximately 4 miles away offering a range of shops, supermarkets, 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 PROPERTY

This beautifully positioned plot has been carefully considered with the nature of the surroundings in order to create a Passivhaus which follows the ethos of accurate design modelling with very high levels of insulation, extremely high performance windows with insulated frames, airtight building fabric and a mechanical ventilation system with highly efficient heat recovery. This will truly be an energy efficient home. PLEASE NOTE THAT THE CURRENT PLANNING PERMISSION IS FOR A PASSIVHAUS BUT WE BELIEVE THIS COULD BE CHANGED BY APPLICATION AND NOTICE OF MATERIALS.

The property will have four ground floor bedrooms and to the first floor, open plan living fully utilising nature's surroundings with south facing windows affording the most wonderful countryside views.

## THE PLOT

Currently on site, there is a four bedroom detached dilapidated property with double garage. This will need to be demolished and replaced with a new four bedroom dwelling.

## AGENT'S NOTE

The existing four / five bedroom detached house has to be demolished. Planning permission is in place to create a four bedroom detached Passivhaus with garage. However, this could be changed by application and notice of materials,

subject to approval.

Please visit the Forest of Dean website portal for further details under planning reference - PO168/24/FUL, [www.fdean.gov.uk](http://www.fdean.gov.uk).

## SERVICES

Current dilapidated property services - mains water, electric, septic tank, LPG heating.

## 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.

We believe Gigalear fibre broadband is available in the road.

## WATER RATES

Forest of Dean - to be confirmed.

## LOCAL AUTHORITY

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## 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 out along the B4211 towards Huntley for 2 - 3 miles until you see a turning right signposted towards May Hill along Judges Lane. Proceed along here until the end and at the T junction turn left, bearing right passing the Glasshouse Public House on the left hand side. Continue up over the hill and as it levels out, you will come to a small crossroads. At the crossroads, turn right into Yartleton Lane and proceed up for approximately 200 to 300 yards and the plot / property will be found on your right hand side.

## PROPERTY SURVEYS

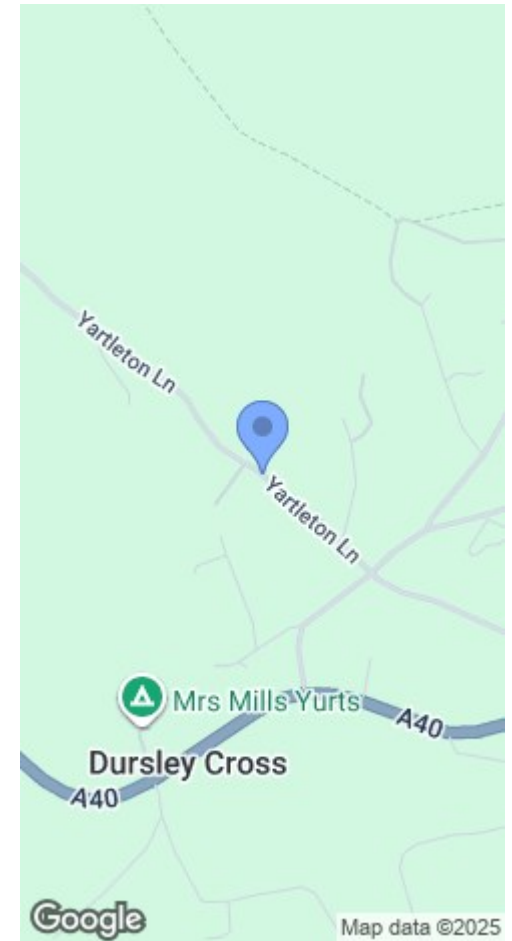
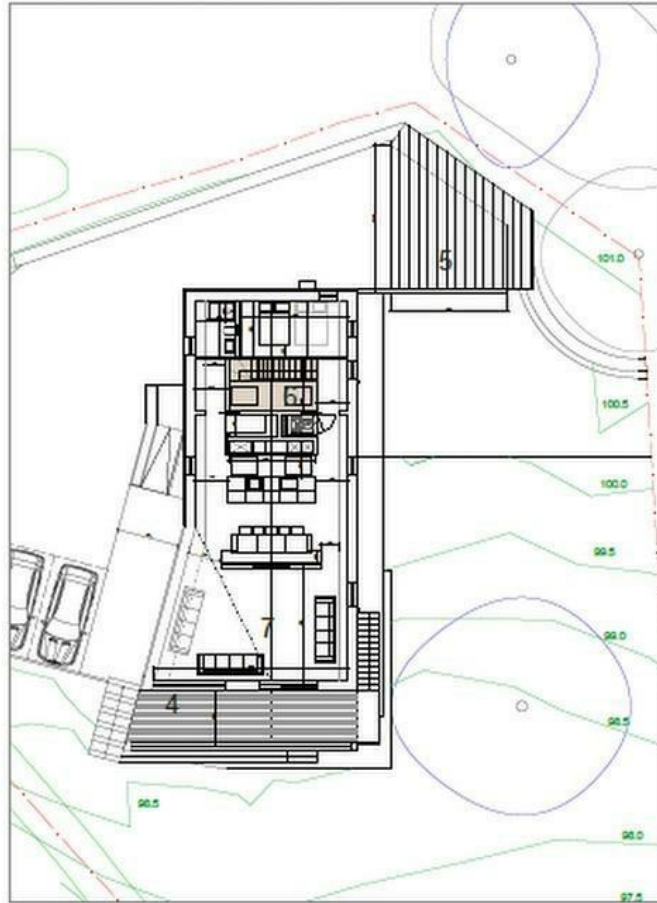
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



#### 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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys