



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Lower Patch (Orchard) Gloucester Road Upleadon, Newent GL18 1EH



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# Guide Price £65,000

LOCATED IN A BEAUTIFUL UNSPOILT RURAL LOCATION, Lower Patch is a 0.44 ACRE PARCEL OF FLAT AGRICULTURAL LAND with FIVE BAR GATED ACCESS, SEVERAL FRUIT TREES, MATURE NATIVE SPECIMENS to include PERRY PEARS (IDENTIFIED AS BLAKENEY RED TREES), all ENCLOSED BY MATURE HEDGING.

Upleadon is approximately 2-3 miles from Newent which offers a range of amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.

## AGENT'S NOTE

The Forest of Dean District Council have certified in 2007 that the storage of a single touring caravan on the site was lawful within the meaning of Section 191 of the Town and Country Planning Act. PLEASE NOTE - the decision does not authorise the use of the caravan for residential accommodation or any other use. See Forest of Dean Planning Portal Ref P1444/07/LD1.

## SERVICES

There are no services to the field.

## 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.

## 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

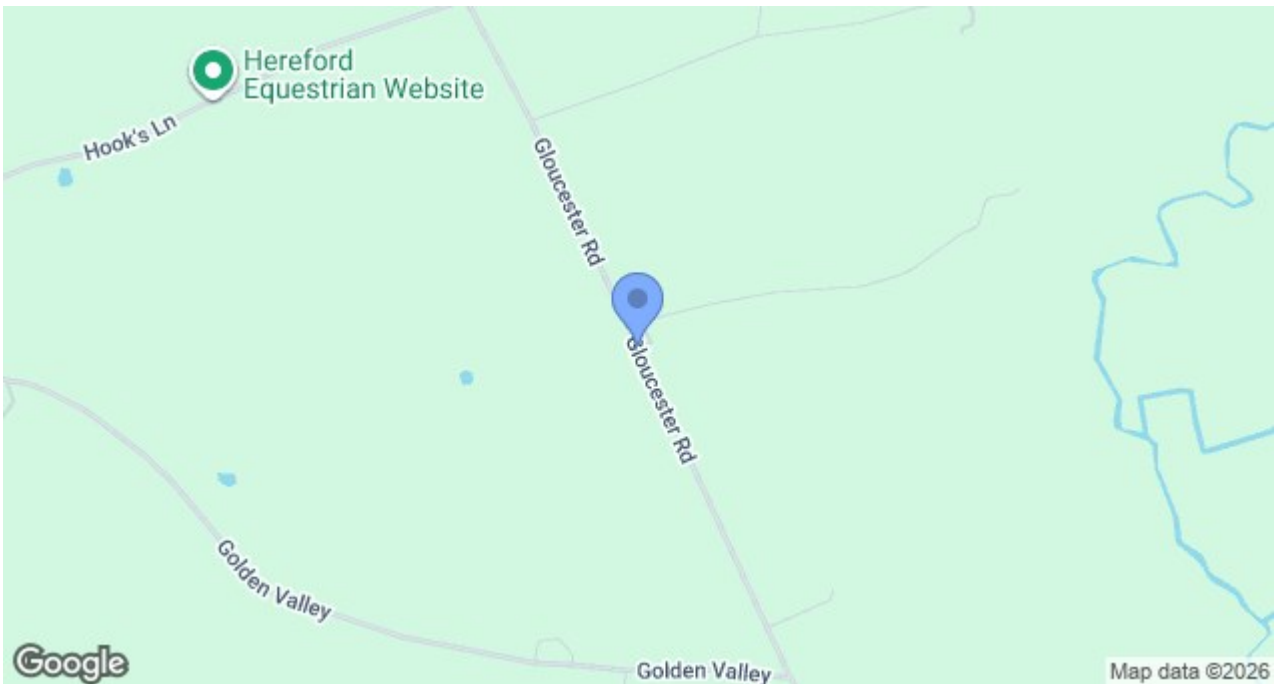
From Gloucester, proceed towards Newent until you reach Highleadon, turning right when you get to Upleadon. Proceed along for approximately two miles and the property will be found on your right hand side as indicated by our 'For Sale' board.

## 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.



### 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.