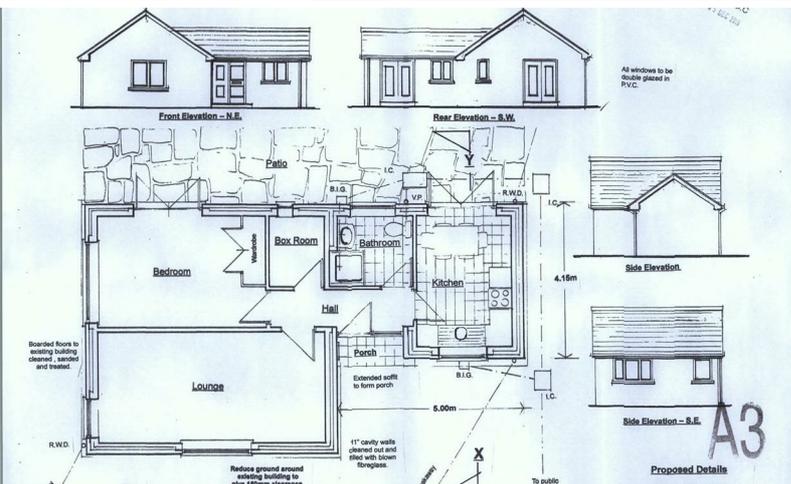




STEVE GOOCH
ESTATE AGENTS | EST 1985



Friends Meeting House Highview Road Drybrook GL17 9AR



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£140,000

FULL PLANNING PERMISSION has been granted to convert this double skin brick former workshop into a ONE-BEDROOM DETACHED BUNGALOW. The design includes a PORCH, HALLWAY, KITCHEN/DINING ROOM, BATHROOM, BOX ROOM, BEDROOM, and LOUNGE.

Benefits include OFF-ROAD PARKING, an ENCLOSED GARDEN with LOVELY VIEWS towards Harrow Hill, and the building is offered with NO ONWARD CHAIN.

RUARDEAN HILL

Ruardean Hill is a small village located in the Forest of Dean district of Gloucestershire. It is situated on a hilltop in the eastern part of the Forest of Dean, approximately 5 miles (8 kilometres) west of the town of Cinderford.

Ruardean Hill is known for its scenic views and its location within the beautiful natural surroundings of the Forest of Dean. The village offers a tranquil and rural atmosphere, making it an ideal place for those seeking a peaceful lifestyle.

While Ruardean Hill is a small village, it offers some essential amenities for its residents. These include a primary school and a village hall. Additionally, the village is in proximity to nearby towns and villages where further services and facilities can be found. The village features a mix of traditional and modern architecture, with some stone cottages and newer residential developments.

Ruardean Hill provides access to outdoor activities and nature trails. The Forest of Dean offers opportunities for walking, cycling, and exploring the woodlands. Nearby attractions such as Symonds Yat and the Wye Valley are also within reach.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, tuning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, proceed straight over, taking the first turning right signposted to Ruardean Hill. Continue up Highview Road where the property can be found on the left hand side.

PLANNING REFERENCE

P1085/23/FUL

SERVICES

Electricity. Other services nearby.

WATER RATES

Severn Trent Water Authority in area.

LOCAL AUTHORITY

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

TENURE

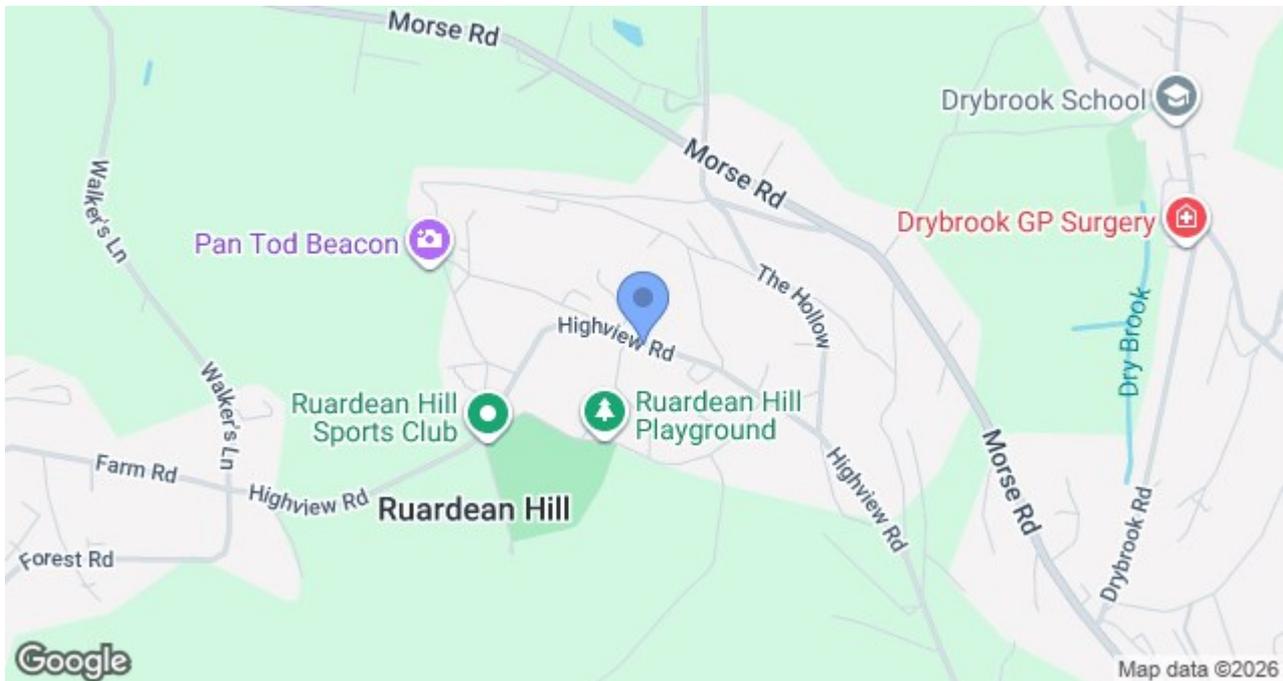
The property is advised as Freehold.

PROPERTY SURVEYS

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

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



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.

