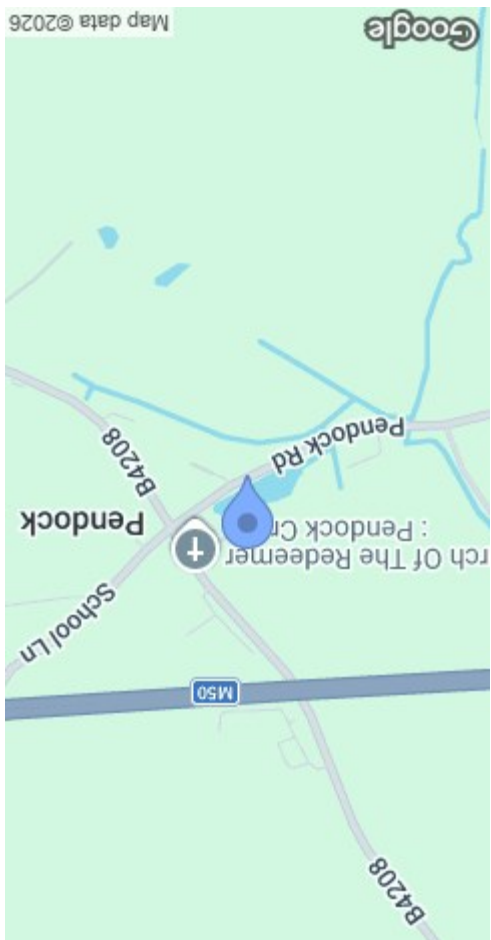
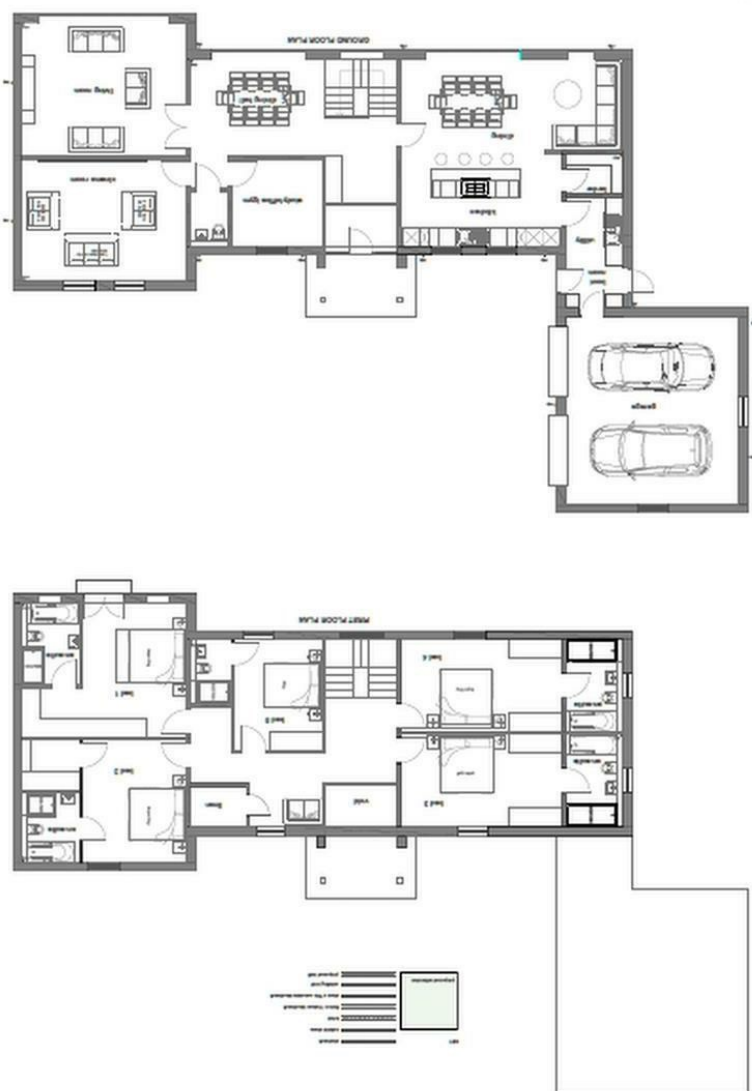




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.



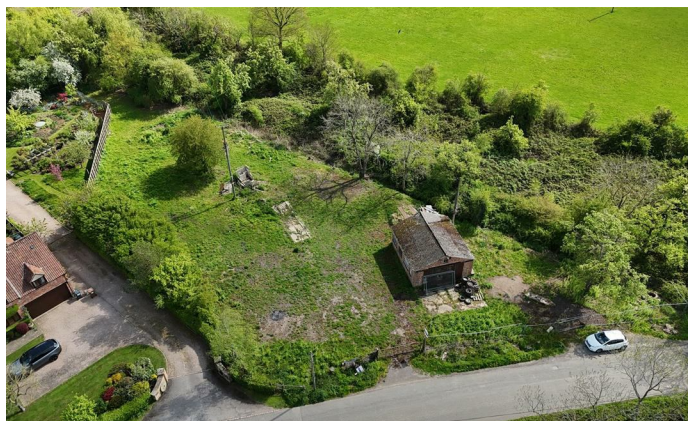
**Plot at Pendock Garage Redmarley Road**  
**Pendock GL19 3PG**

## Guide Price £349,950

A FANTASTIC OPPORTUNITY TO ACQUIRE A BUILDING PLOT WITH PLANNING PERMISSION IN PLACE to erect a FIVE BEDROOM DETACHED FAMILY HOME with FIVE EN-SUITES, LARGE OPEN PLAN KITCHEN / BREAKFAST / FAMILY ROOM, THREE RECEPTIONS and a DOUBLE GARAGE situated in a PLOT of APPROXIMATELY HALF AN ACRE in a COUNTRYSIDE SETTING.

The village of Pendock offers a primary school, shop and a bus service to surrounding areas. Staunton is approximately 3 miles away and offers further amenities to include post office/store, school, doctor's surgery, 2 inns, garage, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles (from Staunton) for connection with the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



### BUILDING PLOT

The plot amounts to approaching half an acre and is a level site.

Full planning permission is in place to erect a five bedroom detached house of approximately 3,500 sq ft plus a double garage.

The property will have five en-suite bedrooms, a large open plan kitchen / family / breakfast room plus three receptions.

Please see the Malvern Hills District Council Planning Portal reference - M25/0026T/TDC5 and M/23/01497/PIP.

### COMMUNITY INFRASTRUCTURE LEVY

The purchaser will be liable to pay £15,694.69 to the Malvern Hills District Council on commencement of development.

This charge has been levied under the Malvern Hills District Council CIL charging schedule and s211 of the Planning Act 2008.

### SERVICES

We believe mains water and electricity are on site.

However, the in-going purchaser will need to make their own enquiries.

### 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.

### WATER RATES

Severn Trent - 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 the roundabout in Staunton, take the Pendock Road. Proceed into the village of Pendock, turning left at the cross roads, where the plot will be located after a few hundred yards on the 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.