



4.45 ACRES
LAND AT WOODCROFT
GLOUCESTERSHIRE

R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

LAND AT WOODCROFT

WOODCROFT – CHEPSTOW – GLOUCESTERSHIRE

Chepstow 2 miles – Monmouth 15 miles – Severn Bridge 4 miles

(Distances are approximate)

Strategic Pasture Land in the heart of South West Gloucestershire

Well-located pasture land contained in one block
Significant potential to alternative uses (subject to planning)

In all 4.45 Acres (1.80 Hectares)

**For sale by public auction on Tuesday 7th July 2026 at 6pm
at Ross Auction Centre, Ross-on-Wye, HR9 7QQ**



GENERAL REMARKS AND STIPULATIONS

SITUATION

The Property is situated on the outskirts of the village of Woodcroft in South West Gloucestershire.

The site of this semi rural located land is most conveniently situated close to the village of Tutshill.

The town of Chepstow is some 2 miles distant with the Cathedral City of Gloucester being 28 miles away.

The land is very well located within 4 miles of access to the Severn Bridge.

THE LAND

The property comprises an excellent level pasture field situated on the outskirts of the village of Woodcroft in South West Gloucestershire.

The land has the benefit of extensive roadside frontage to Coleford Road and Bishton Lane.

In the land the land was used as a Playing Field, but is now used for livestock and hay production.

The land is bordered by residential development and as such may have long term development potential (subject to planning).

The property extends in all to some 4.45 Acres (1.80 Hectares).

DIRECTIONS

From Chepstow head north east on Mount Pleasant towards Beaufort Square, turn left onto Gloucester Road. Follow the road for 0.4 miles and then turn right onto Coleford Road. Continue to follow the road for 0.5 miles and the property is on the right.

POSTCODE

NP16 7PY.

WHAT 3 WORDS

plot.telephone.beauty

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion.

SERVICES

The property has the benefit of a mains water supply.

LOCAL AUTHORITY

Forest of Dean District Council, Tel: 01594 810000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

OVERAGE

The property is subject to an overage/uplift clause whereby the vendor will benefit from 30% of any uplift in value in the event of planning consent being granted for residential/commercial development (Full Details from Agent).

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

RDP Law Ltd., Wentwood House, Langstone Business Village, Newport, NP18 2HJ.

Tel: 01633 413500.

Attn. Adrienne Brigden Email: adrienne.brigden@rdplaw.co.uk

VIEWING

Viewing may be undertaken at any reasonable time.

MODE OF SALE

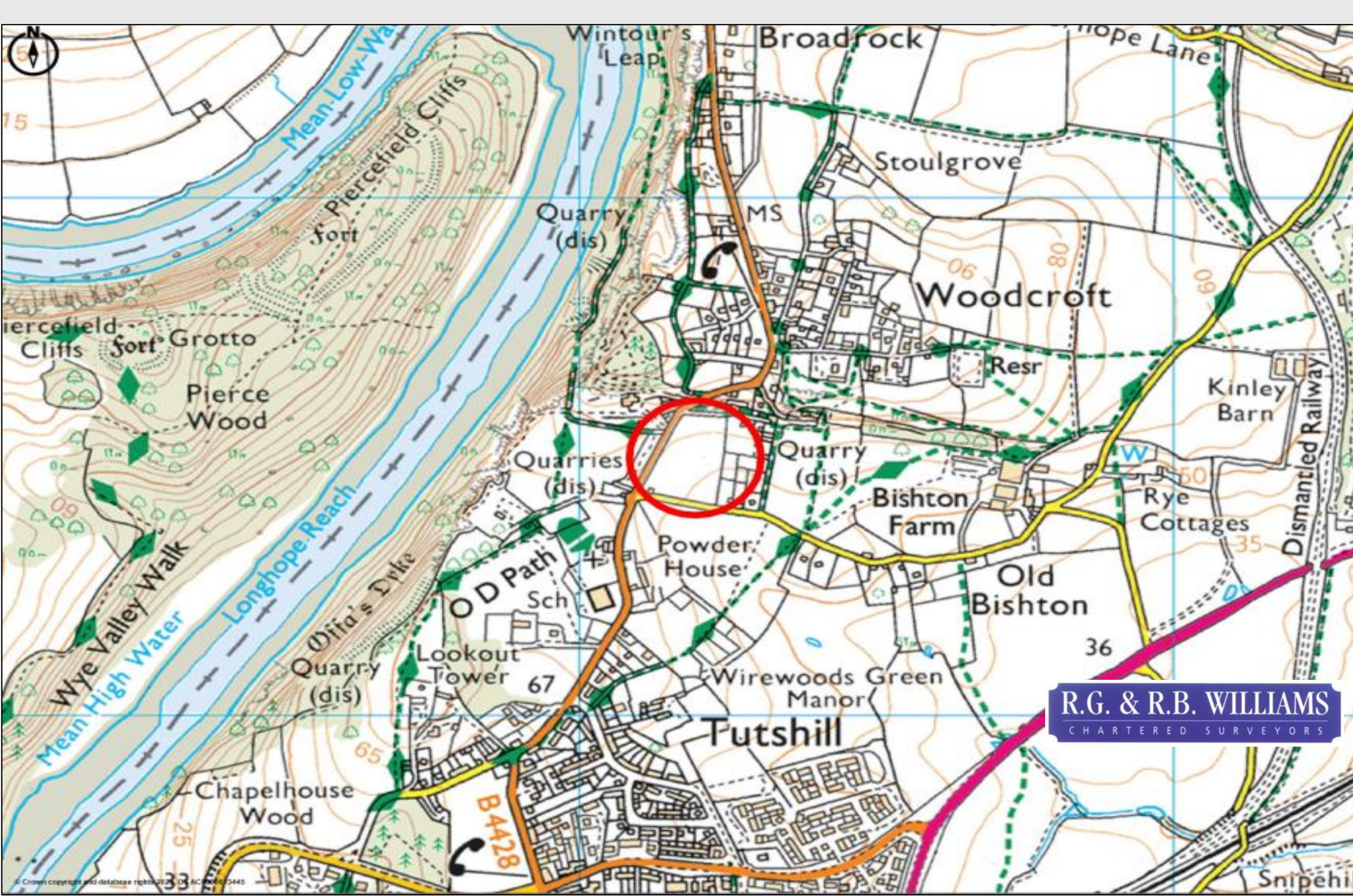
The property is offered for sale by public auction at 6pm on Tuesday 7th July 2026 at Ross Auction Centre, Netherton Road, Ross-on-Wye, Herefordshire, HR9 7QQ.

VENDORS AGENT

RG and RB Williams, Ross Auction Centre, Overcross, Ross on Wye, Herefordshire, HR9 7QQ.

Tel: 01989 567233. (Ref RBW/TW).





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