

Detached Dwelling Plot Stonebury House 22 Grove Road Lydney GL15 5JE

alder king

PROPERTY CONSULTANTS

- Popular residential location
- Level section of underutilised garden
- 0.148 acres / 0.06 hectares
- Permission in Principle for a single dwelling

Summary

Development Opportunity

- Popular and accessible residential area of the town (within the Settlement Boundary).
- Level section of garden/infill residential development plot totalling approximately 0.148 acres (0.06 hectares).
- Permission in Principle for the construction of a detached single dwelling.
- Immediate availability.



Location

Location

The development plot is adjacent to Lydney & District Hospital and directly opposite the junction with Templeway West. The plot backs on to Bream Road (B4231).

Lydney town centre is approximately 0.5 miles to the south east.

Chepstow



8.8 miles

**Gloucester
City Centre**

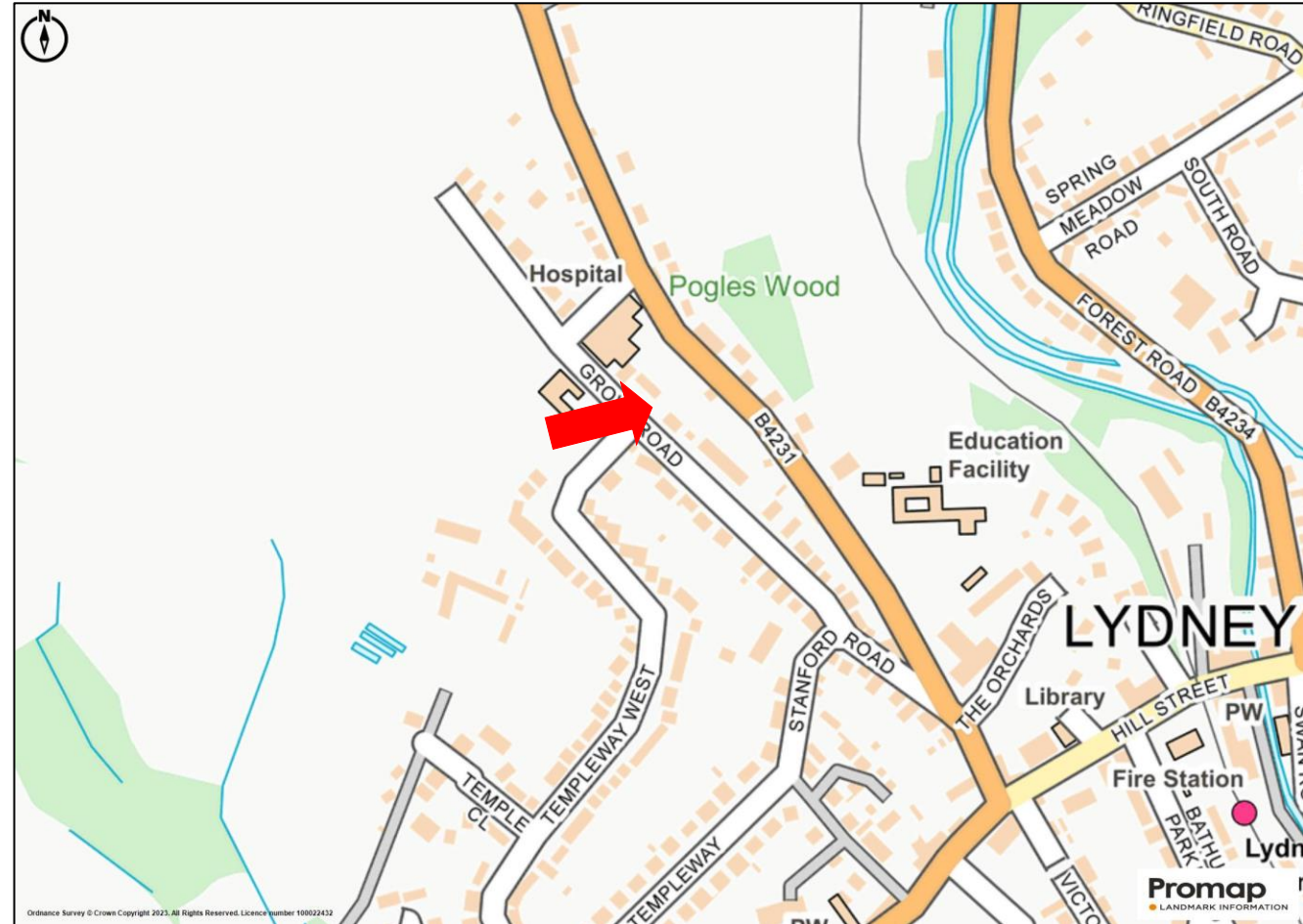


**19.4
miles**

M48 J2



11 miles



Description

The plot, which is between Stonebury House (retained for healthcare services) and 20 Grove Road, provides a generally level and regular shaped section of garden.

The plot provides an infill development opportunity for a single detached dwelling. There is an established hedge to the front boundary and timber fencing to the remainder (the purchaser will be responsible for completing the fencing to the Stonebury House boundary).

The approximate site area is calculated at 0.148 acres (0.06 hectares).

Services

We are advised that all mains services are either connected to the adjoining Stonebury House or available from the public highway.

The prospective purchaser should make their own enquiries of the relevant utility provider in respect of service capacity for the proposed development.

Planning

The site benefits from Permission in Principle for the construction of a detached dwelling within use class C3 (Ref: P1616/23/PIP - 15 January 2024).

The Local Planning Authority is Forest of Dean District Council (01594 810000).





Title | Price | Terms | Information Pack

Information/Technical Pack

The Share File includes the following:

- Site/location plans.
- Land Registry Title and Plan (currently forming part of Stonebury House).
- Planning Statement - Zesta Planning.
- Planning Officer's Report.
- Permission in Principle Approval.

Tenure

The site is owned freehold (forms part of Title No GR166229).

We have not had sight of the full title documentation and parties/legal advisors should rely on their own investigations.

Price

Offers invited.

Terms

Sale of the freehold interest with vacant possession upon completion.

There is a restrictive covenant limiting the development to a single two storey dwelling (full details provided in the Share File).

Financial and accountancy references may be sought from any prospective purchaser prior to agreement of terms.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Brunswick House
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Gloucester
GL3 4AA

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Date: February 2024

Subject to Contract



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