



Not to Scale for identification purposes only

Yard at Lydney

Harbour Road, Lydney GL15 4ER



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FOR SALE BY PRIVATE TREATY

The site extends to approximately 0.51 acres (2,049.92 m² / 22,065 ft²) and comprises a secure, level commercial yard with partial security fencing and double-gated access. Also included is a building extending to approx. 48.05 m² (517 ft²) GEA, which may offer potential for future development or alternative use (STP). The land is suitable for a range of uses, subject to the necessary planning consents, and is well located close to Lydney railway station, and local road networks providing excellent transport links.

- Secure commercial yard
- Site extending to approx. 0.51 acres (2,049.92 m² / 22,065 ft²)
- Partially bound by security fencing and entered through double gates.
- Level and site for a range of uses (STP)
- Excellent transport links

Offers in Excess of
£200,000

Court Barn, West End,
Magor, NP26 3HT
Magor@david-james.co.uk
Tel 01633 880 220
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DESCRIPTION

The site extends to approximately 0.51 acres (2,049.92 m² / 22,065 ft²) and comprises a secure commercial yard which is partially enclosed by security fencing and accessed via double gates. The land is generally level, making it suitable for a range of potential uses, subject to obtaining the necessary planning consents. The property also includes a building extending to approximately 48.05 sq m (517 sq ft) GEA, which may offer potential for future development or alternative use, subject to obtaining the necessary consents. The site benefits from excellent transport connectivity, being situated in close proximity to Lydney railway station and the surrounding local road network.

LOCATION

The property occupies a convenient commercial position on Harbour Road, within an established trading and industrial area on the edge of the town. Lydney lies approximately 2 miles distant, providing a good range of day-to-day amenities including shops, supermarkets, schooling and leisure facilities, together with a mainline railway station offering direct connections along the regional network.

The site is well placed for access to wider regional centres including Gloucester (18 miles), Chepstow (14 miles) and Bristol (30 miles), all of which provide a more comprehensive range of services and employment opportunities. The location benefits from strong transport connectivity via the nearby A48 and A40, which link efficiently to the M4 and M5 motorway networks, facilitating straightforward travel throughout South Wales, the South West and the Midlands.

DIRECTION

From Lydney town centre, head towards Regent Street and continue onto Hill Street, then proceed onto Bathurst Park Road. Continue along Bathurst Park Road and follow signs for Church Road (B4231), joining the A48 with a left turn. After a short distance, turn off onto Station Road and continue to the end, where it leads directly onto Harbour Road, with the site located nearby. For precise navigation, the entrance can be located using what3words: ///doubt.asleep.gardens.

BUSINESS RATES

Rateable Value (from 1 April 2026) - £9,200

SERVICES

We understand there are no mains services connected however interested parties are advised to make their own enquiries to the relevant service providers to confirm capacity and suitability for their intended use.

TENURE

The property is offered freehold with vacant possession available upon completion.

EASEMENTS, WAYLEAVES & PUBLIC RIGHTS OF WAY

The property is sold with any rights, easements or incidents of tenure which affect it.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

ACCESS

The land is accessed directly from an adopted highway maintained at the local authority's expense. Entered via a wide tarmac entrance from Harbour Road, suitable for large commercial goods vehicles, and secured by metal double gates approximately 6m wide.

LOCAL AUTHORITY

Forest of Dean District Council Tel: 01594 810000

VIEWING

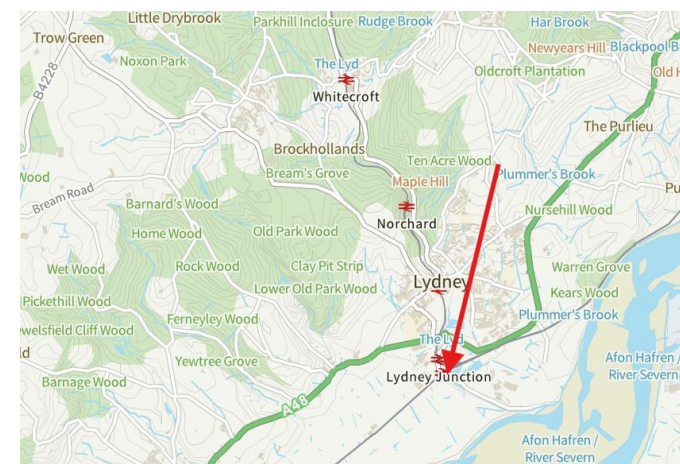
Strictly by appointment with the Agents: David James - 01633 880 220 or joint Agent: Toombs and Toombs property consultants - office@toombs.properties Tel 01594 844444

PLANNING

We understand that the yard benefits from planning permission under reference P0727/08/COU for the change of use from storage of landscaping materials to the storage of caravans. Notwithstanding this consent, the site may be suitable for a range of alternative uses, subject to obtaining any necessary planning permissions

GUIDE PRICE

£265,000 (Two Hundred and Sixty Five Thousand Pounds)



Ref:

Date: February 2026

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



