



FOR SALE BY PRIVATE TREATY

- Approximately 24.19 acres (9.78Ha)
- Derelict Stone Barn with potential for conversion (*subject to planning*)
- Direct roadside access
- Split into two lots
- Suitable for agricultural, equestrian or amenity use (STP)

Land at Proberts Barn

Lydbrook, GL17 9NE

Offers in the region of £380,000

Available as a whole or in Two Lots

Lot 1- Offers in Excess of £250,000

Lot 2- Offers in Excess of £130,000

GENERAL REMARKS

An attractive opportunity to purchase 24.19 acres (9.78ha) of grade 2/3 high fertile grassland in a rural yet accessible location with direct roadside access.

Lot 1 comprises a large, detached stone barn with potential for conversion (subject to obtaining the necessary planning consents) together with approximately 12.92 acres (5.22ha) of productive pastureland.

Lot 2 comprises approximately 11.27 acres (4.56ha) of gently sloping pastureland.

SITUATION & DIRECTIONS

From Kerne Bridge, head south towards Lydbrook along the B4234, passing River Wye Lodge on your left-hand side. Carry on this road for approx. 0.6 miles, bear left at the fork on the road onto Tump Lane. Take the first left onto Proberts Lane. The land is on the left-hand side.

When using the mobile App – What Three Words:

Lot 1 ///marginal.liquid.selects

Lot 2 ///streaks.compacts.glare

SERVICES

Purchasers are advised to make their own enquiries with the relevant providers for any service connections.

TENURE

Freehold with vacant possession.

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.

LOTING & RESERVE

It is anticipated that the property will be offered as shown however, the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property is sold with any rights, easements or incidents of tenure which may affect it. Freehold with vacant possession upon completion. There is a footpath crossing part of the Lot 2 (REF: USRN 14705134).

GUIDE PRICE

Offers in the region of £380,000 (Three Hundred and Eighty Thousand Pounds).

Lot 1 - £250,000 (Two Hundred and Fifty Thousand Pounds).

Lot 2 - £130,000 (One Hundred and Thirty Thousand Pounds).

The vendors reserve the right to submit to an informal tender if shown to be necessary.

PLANNING

Potential purchasers are advised to make their own enquiries for alternative uses with the Local Authority – Forest of Dean District Council 01594 810000.

VIEWING ARRANGEMENTS

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. Please inform the Sole Agents David James on 01600 712916 that you are viewing the property.

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

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.

