

By Direction of Mr Arthur Thomas

WEST GLOUCESTERSHIRE

Coleford 6 miles. Severn Bridge 9 miles. Gloucester 25 miles.

**AN ATTRACTIVE SMALLHOLDING
WITH POTENTIAL FOR IMPROVEMENT**



**LAUREL COTTAGE
ST BRIAVELS COMMON
GLOUCESTERSHIRE
GL15 6SN**

A Period 3 Bedroom Residence in need of modernisation
Range of Redundant Outbuildings

1.58 ACRES
Level Pasture Land

FOR SALE BY PUBLIC AUCTION

on **THURSDAY 2ND OCTOBER 2025, 6pm**
at Orepool Inn, Chepstow Road, Clearwell, Gloucestershire, GL16 8LH

GENERAL REMARKS AND STIPULATIONS
(which where applicable shall be deemed part of the Conditions of Sale)

AGENTS NOTE

The sale of Laurel Cottage follows the decision of the owner to move having resided in the residence since 1936.

The property affords considerable potential for improvement into a most attractive, well situated rural smallholding. Opportunities to acquire properties such as this are few and far between these days.

SITUATION

The property occupies an unspoilt rural location on St Briavels Common in West Gloucestershire. The town of Coleford (6 miles) provides a wide selection of shopping, educational and recreational amenities. Most extensive facilities are available at Monmouth (8.5 miles) and the Cathedral City of Gloucester (25 miles).

The property is strategically very well situated within 9 miles of the Severn Bridge which facilitates excellent road communications throughout the United Kingdom.

POSTCODE

GL15 6SN.

WHAT 3 WORDS

///lime:cubed:stirs

TENURE

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

SERVICES

Mains **electricity** and **water** are connected to the property. **Drainage** is to a private disposal system.

LOCAL AUTHORITY

Forest of Dean District Council, Tel: 01594 810000.

COUNCIL TAX BAND

Band D.

FIXTURES AND FITTINGS

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

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.

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.

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 artists 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.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

MODE OF SALE

The property is to be offered for sale by Public Auction at The Orepool Inn, Chepstow Road, Clearwell, Gloucestershire, GL16 8LH, on Thursday 2nd October 2025 at 6pm.

VENDORS SOLICITORS

Pitman Blackstock White, 6 Hill Street, Lydney, Gloucestershire, GL15 5HE

Tel: 01594 842475. (Attn Glen Pitman).

VIEWING

Viewing is by appointment with the Agents – RG and RB Williams (RBW/TW).

Tel: 01989 567233.

PARTICULARS OF SALE

**LAUREL COTTAGE
ST BRIAVELS
GLOUCESTERSHIRE
GL15 6SN**



THE RESIDENCE

Laurel Cottage occupies an unspoilt rural location at St Briavels Common in Gloucestershire.

The property is approached over a private entrance drive leading off an unclassified council road. It is principally constructed of stone, rough cast rendered elevations under a slated roof.

The residence is generally in need of modernisation and/or replacement and offers considerable potential for development into a most attractive rural dwelling.

The accommodation comprises:

ON THE GROUND FLOOR

Glazed Entrance Porch:

Entrance Hall: with panelled radiator and **Boiler Room** off.

Sitting Room: (approx. 19'0" x 10'0") with panelled radiator; fireplace with wood burning stove; exposed timber.

Kitchen: (approx. 11'3" x 7'6") with fitted kitchen units and panelled radiator.

Shower Room: with corner shower; pedestal wash hand basin with vanity unit; low level w.c..

Conservatory: (approx. 19'0" x 5'5") with tiled floor.

ON THE FIRST FLOOR

Landing:

Bedroom No. 1: (approx. 19'0" x 11'1") with panelled radiator.

Bedroom No. 2: (approx. 11'3" x 8'5") with panelled radiator.

Bedroom No. 3: (approx. 11'10" x 7'10") with panelled radiator.

OUTBUILDINGS

There is a small range of redundant outbuildings close to the residence.

LAND

The land is situated in a ring fence and has the benefit of two separate accesses. It comprises a productive area of level pasture land divided into two enclosures.

The property extends in all to some **1.58 Acres**.

