

GLOUCESTERSHIRE

Gloucester 12 miles. Ross-on-Wye 6.5 miles.

**AN AREA OF LAND WITH DEVELOPMENT POTENTIAL
(Subject to Planning)**



situated at

**GLOUCESTER ROAD
MITCHELDEAN
GLOUCESTERSHIRE
GL17 0DS**

**3.85 ACRES
PASTURE LAND**

FOR SALE BY INFORMAL TENDER

**Tenders to be submitted to arrive by
MONDAY 4TH NOVEMBER 2024, 12 Noon**

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property is situated close to the centre of the town of Mitcheldean in West Gloucestershire. It has direct roadside frontage to the A4137 Gloucester Road.

The Cathedral City of Gloucester is about 12 miles distant with the market town of Ross-on-Wye being 6.5 miles away.

TENURE

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

SERVICES

Mains water is connected to the property.

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.

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.

DEVELOPMENT UPLIFT CLAUSE

The property is sold subject to a development uplift clause. The vendors reserve 50% of the increased value of the property should planning consent be granted for any form of residential or commercial development purposes within ten years of the date of exchange of contracts.

VENDORS SOLICITORS

HCR Law, 29 Broad Street, Hereford. HR4 9AR.

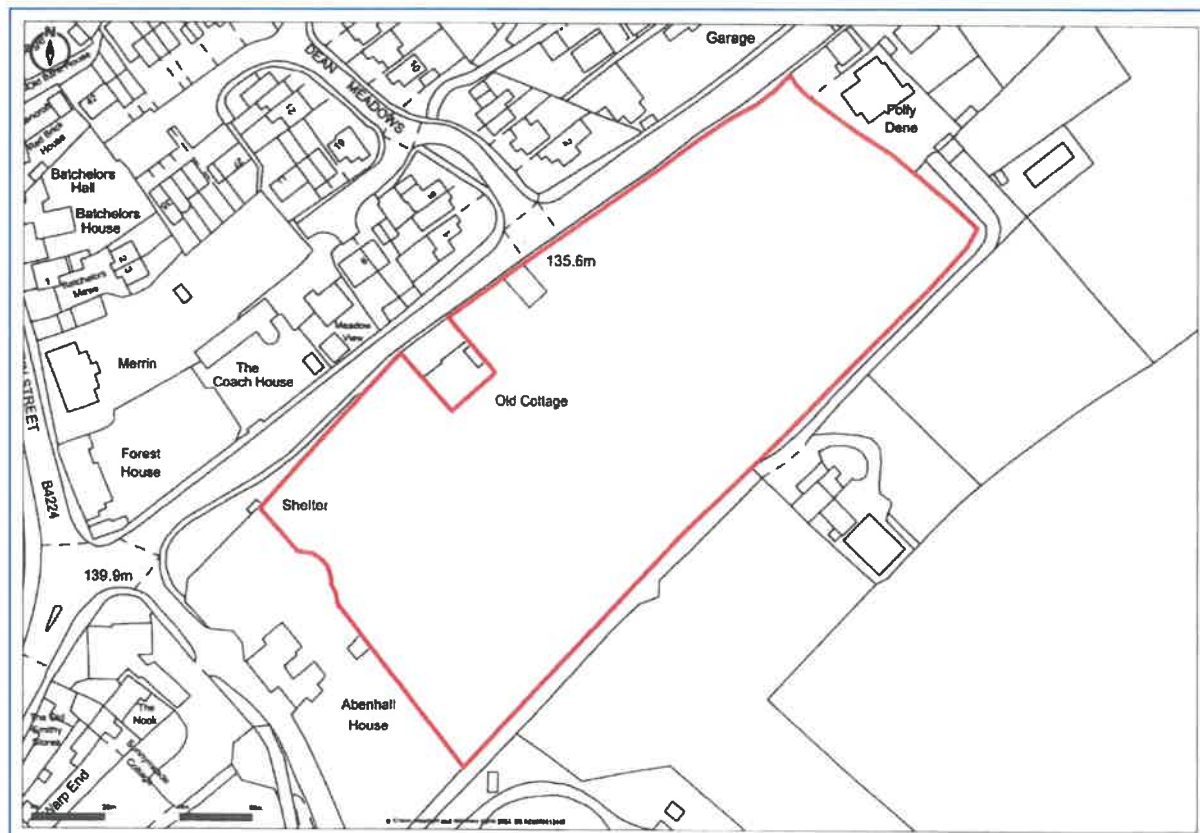
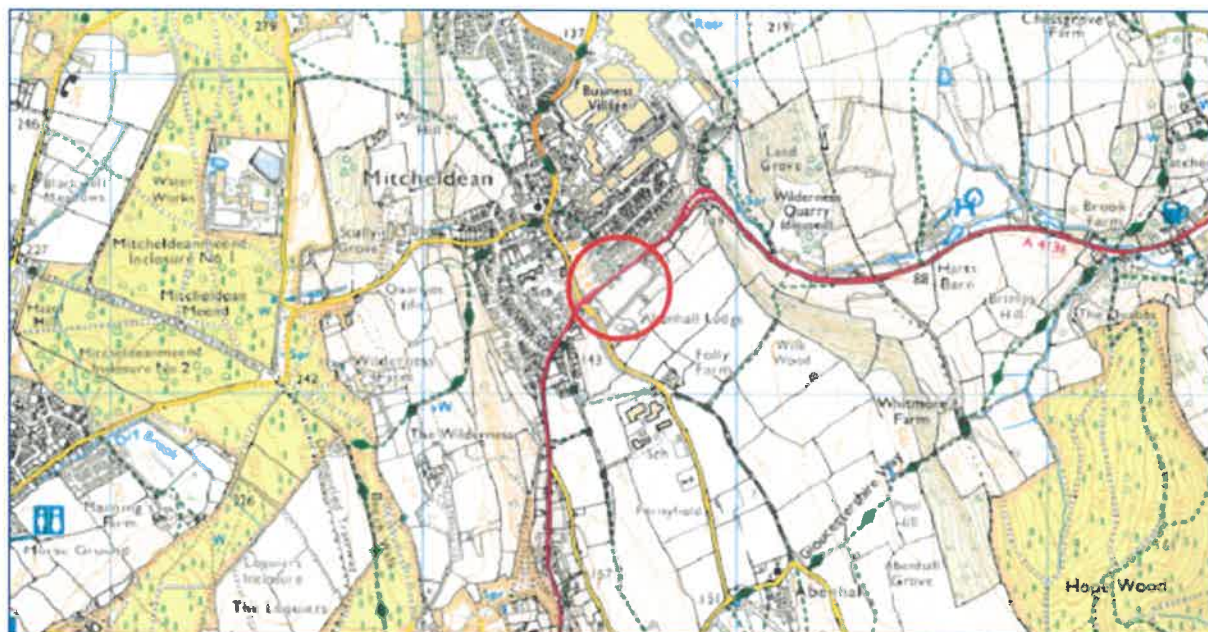
Tel: 01432 349670. Attn. Fiona Phillips.

MODE OF SALE

The property is offered for sale by Informal Tender. Tender forms are to be submitted to the Agents Office: RG and RB Williams LLP, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ by 12 Noon on Monday 4th November 2024.

VIEWING

At any reasonable time.



PARTICULARS OF SALE

**AN AREA OF LAND WITH DEVELOPMENT POTENTIAL
(Subject to Planning)**

3.85 ACRES

at

**GLOUCESTER ROAD
MITCHELDEAN
GLOUCESTERSHIRE
GL17 0DS**

The property comprises an excellent pasture field with extensive roadside frontage to Gloucester Road. It is situated close to the centre of the small town of Mitcheldean in the Forest of Dean.

The property is surrounded by a very good stone wall.

The whole extends to some 3.85 Acres.



INFORMAL TENDER FORM

**3.85 ACRES AT GLOUCESTER ROAD
MITCHELDEAN, GLOUCESTERSHIRE**

Informal Tender Closing Date – Monday 4th November 2024 at 12 Noon
I/We offer, the sum of:

£
(figures and words)

YOUR DETAILS

Name:

Address:
.....

Tel No: Email:

SOLICITOR DETAILS

Name:

Address:
.....

Signed:

This form is to be returned no later than 12 Noon on Monday 4th November 2024 to:

RG and RB Williams, Ross Auction Centre, Netherton Road, Overross, Ross on Wye, Herefordshire,
HR9 7QQ. Please mark the envelope 'Mitcheldean Land'.

NB. The Vendors do not bind themselves to accept this or any other offer whether higher or low.