



## Eastview, Squires Road

Hangerberry, Lydbrook, Gloucestershire, GL17 9QL

£350,000

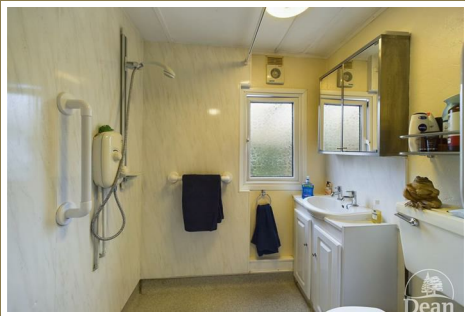




**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*** Dean Estate Agents are offering to the market an exciting opportunity to purchase this large piece of land (approximately one acre) with full planning permission to demolish the current building and develop a two bedroom detached bungalow. The plot is located in Hangerberry in Lydbrook with stunning views of the surrounding woodland. Lydbrook is a quiet village in the Forest of Dean with the River Wye running at the bottom, the village has a beautiful church, social club, convenience store, public house and has easy access to the nearby towns of Coleford, Ross-on-Wye and Monmouth.

The detached home comprises of a lounge, dining room, kitchen, conservatory, office, wet room and bedroom, there is a car port and utility area. Outside there is an abundance of off road parking, a double garage and attached wooden storage area, there are other outbuildings and a courtyard style garden with attractive flowers and mature shrubs. The extensive plot is mainly laid to lawn and there are mature apple, plum, pear, and damson trees dotted about.

Viewings on this property are highly recommended to see the potential of the plot, full details of the planning permission can be found online, please ask for further details.



Accessed via a car port into:

#### Utility Area:

Power and lighting, tiled flooring, wall units, door to office, hallway and garden.

#### Office:

Window to side aspect, power and lighting, tiled floors.

#### Hallway:

Single panelled radiator, smoke alarm, UPVC double glazed front door, lighting, cupboard housing mains consumer unit, doors to kitchen, bedroom and wet room.

#### Kitchen:

A range of base and wall units, space for oven, cupboard housing hot water tank, stainless steel sink drainer unit, UPVC double glazed window, space for fridge/freezer, door to lounge.

#### Lounge:

UPVC double glazed window, Drayton digital thermostat, power and lighting, tv point, BT point, steps down to dining room.

#### Dining Room:

UPVC double glazed windows with stunning views, double panelled radiator, power and lighting, smoke alarm, door to conservatory.

#### Conservatory:

UPVC double glazed window, plumbing for washing machine, power and lighting, door to garden.

#### Bedroom:

UPVC double glazed window, single panelled radiator, power and lighting.

#### Wet Room:

W.C., vanity sink unit, single panelled radiator, wc, vanity sink unit, single panelled radiator, UPVC double glazed window, electric shower, extractor fan.

## Outside:

The plot is approximately one acre and is surrounded by fencing, the land is mainly laid to lawn. There are some mature apple, plum, pear, and damson trees on the main part of the land. Access to the property is via a wooden double gate onto a driveway with ample off road parking, double garage and storage area meets the end of the driveway. The current vendor separated a corner of the garden off to have as a courtyard garden for attractive flowers, plants and mature shrubs. There is a patio pathway leading around the home and there are some steps down leading to some outbuildings including a brick built shed and greenhouse.

## Garage:

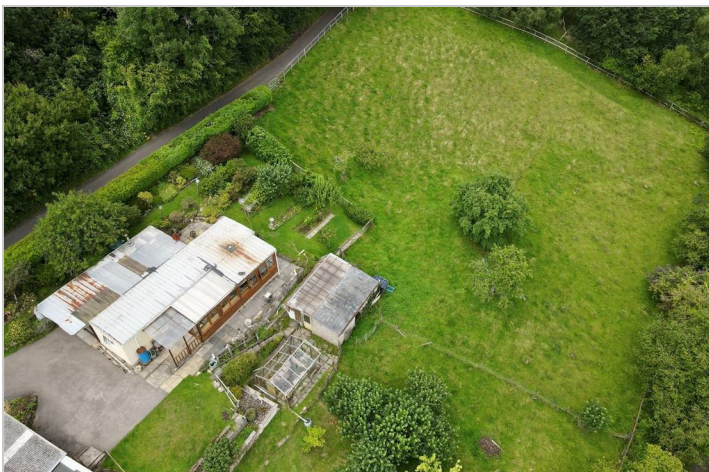
Up and over door, power, archway to storage area.

## Storage Area:

Wooden structure with windows.

## Agents Note:

There is full planning permission granted on this property for the demolition of the current building and the building of a two bedroom detached bungalow. The full planning application can be found using the reference P0707/22/FUL on the Forest of Dean District Council website. For further details please contact us.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.