

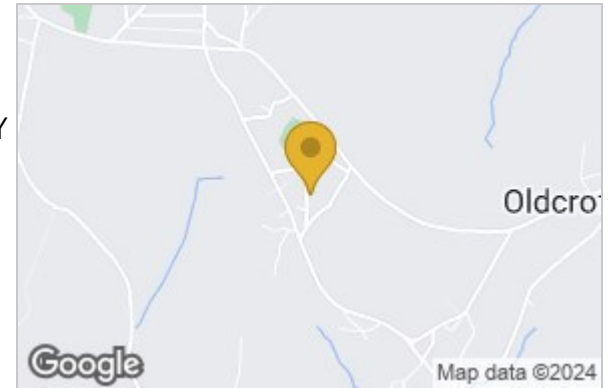
**Proposed Site Plan.**  
1 : 500



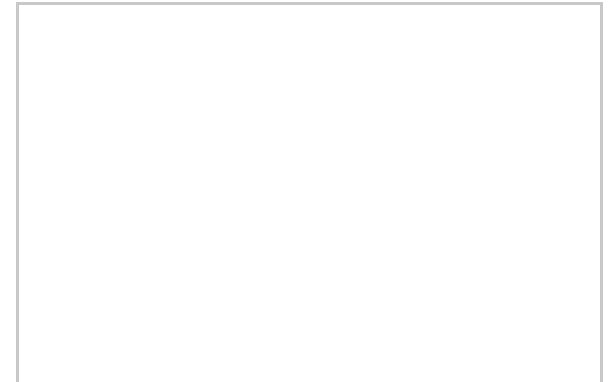
## Area Map

A Rare Opportunity to Purchase this Building Plot having Mains Drainage, Mains Electricity. Semi-rural Location. The Plot has a a Pre Application, Planning Number: P0784/23/PREAPP.

The Forest of Dean District Council Pre-Application can be viewed at our office or with the owner - **\*\*BY APPOINTMENT ONLY\*\***



## Floor Plan



## Energy Efficiency Graph

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
81-91)	B		
69-80)	C		
55-68)	D		
39-54)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	