



**Parcel of Land Stoney Road, Newent GL18 1PB**

**Guide Price £75,000**



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- Approximately 3 acres of Land
- Ideal pony paddock
- Two gated accesses
- Rural location
- Good transport links

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### Description

A rare opportunity to acquire approximately 3 acres of agricultural land ideal for grazing or to use as a pony paddock. The land benefits from two gated accesses off the lane and is fenced plus has mature hedge and tree boundaries.

### Location

Kilcot and Gorsley are adjoining rural villages located within the Forest of Dean District of Gloucestershire, about two miles west of the Market town of Newent. The rural location benefits from the local Gorsley Goffs Primary School, the renowned Kilcot Inn, local shop, active Cricket Club at nearby Aston Ingham, bus route and good motorway links to both the M50 and M5.

### Services and information

There are no mains services connected although we are advised that water is located close by on the lane.

Title number: GR281369

The vendors' solicitors will be including an uplift clause in the sale contract relating to any potential future residential planning permissions.

### Directions

From Newent head along the B4221 towards Ross on Wye passing the Kilcot Inn on your right. Carry on along and past Gorsley Church on your left, take the turning left onto Stoney Road. Follow the lane over the cross roads and the land can be found after a short distance on the right hand side.



1 High Street, Newent, GL18 1AN

01531 828970

[newent@naylorpowell.com](mailto:newent@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)









