Plot at Elmstone Ledbury Road, GL19 3QA

£200,000

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Plot at Elmstone Ledbury Road, GL19 3QA

• Rarely available individual building plot • Planning permission granted for chalet style home • Private driveway access plus garage • Established village setting • Excellent opportunity for a bespoke self-build

£200,000

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Building plot in Staunton

A rare and exciting opportunity to acquire an individual building plot in the Gloucestershire village of Staunton, with planning permission granted for the construction of an impressive four-bedroom modern detached home.

The plot occupies a generous and established position, offering the opportunity to create a substantial individual residence with a particularly attractive amount of outside space. The accompanying site plan illustrates the proposed home positioned within its own private plot, together with private access, single garage, driveway parking and extensive landscaped gardens.

The approved scheme has been carefully designed to make the most of the site, creating a modern four-bedroom family home whilst retaining a strong connection with the surrounding gardens and established residential setting. The proposed layout provides an exciting opportunity for a purchaser to create a bespoke home designed around modern family living, rather than purchasing an existing property and compromising on location, layout or specification.

The accompanying photographs also provide a good impression of the existing setting and outlook, with the plot surrounded by established properties, mature greenery and attractive village surroundings.

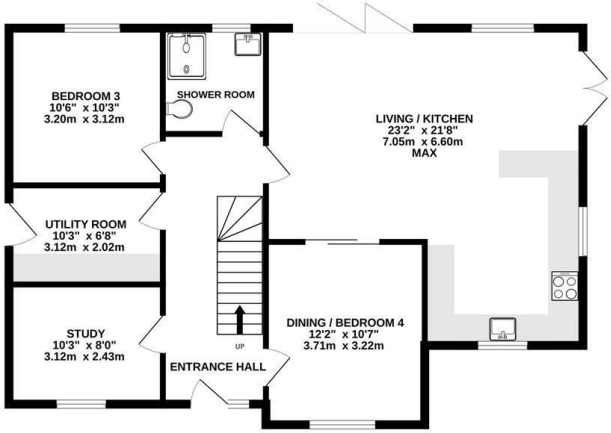
Building plots of this nature, particularly those offering the combination of planning permission, generous outside space and an established village location, are rarely available.

Whether you are looking to build your dream family home, undertake a self-build project or secure an individual residential development opportunity, this is an exciting prospect.

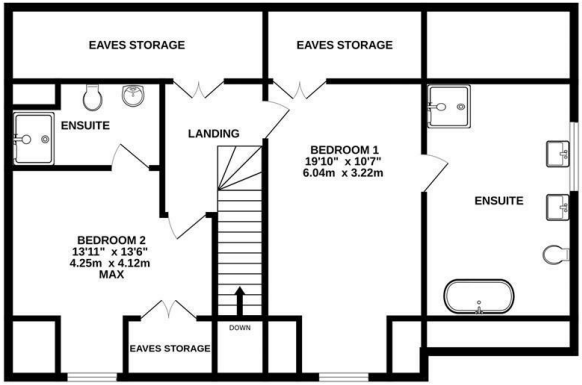
Location

Staunton & Corse. The rural villages of Staunton and Corse are situated on the Gloucestershire border providing good travel links to both Gloucester, Newent, Tewkesbury, Cheltenham and the M50. Benefiting from a public house, bakery, surgery, good bus service, and 'Ofsted' rated Staunton & Corse C of E primary school.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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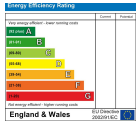
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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