



Road From Alland Nurseries To Botloes Farm, Newent GL18 1DW

Guide Price £50,000



Road From Alland Nurseries To Botloes Farm, Newent GL18 1DW

- Parcel of land
- Measuring approx 0.5 of an acre
- Gated access
- Peaceful and quiet location

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Land at Botloes Green

A rare opportunity to acquire a substantial parcel of land extending to approximately 0.5 acres, situated in a peaceful and attractive rural setting at Botloes Green. The land benefits from gated access and occupies a private position, offering an excellent opportunity for a variety of potential uses.

The land is currently overgrown but offers vast potential, subject to any necessary planning consents and permissions. With its generous size, private setting and convenient access, this is an exciting opportunity for buyers looking for a substantial parcel of land with scope to make their own. Early viewing is highly recommended to appreciate the position, size and potential of the land.

Please note: The title plan shows the general position of the boundaries and should not be relied upon for exact measurements.

Please note that any future use, development, change of use or alteration of the land is strictly subject to obtaining all necessary planning consents, permissions and approvals from the relevant local authority and other statutory bodies.

No representation or warranty is given that planning permission or any particular use or development will be permitted. Prospective purchasers are advised to make their own enquiries with the relevant planning authority and satisfy themselves as to the suitability of the land for their intended use.

Location

Newent is a small market town 8 miles north west of Gloucester, on the northern edge of the Forest of Dean, surrounded by various villages and with easy access to other towns such as Ross-on-Wye and Ledbury. Newent has various buildings of a historical nature, beautiful walks and its own picturesque lake. It has a thriving high street including butchers, bakers, hardware store and cafes. This town has a real sense of community, with various sports clubs and activity groups to suit all ages. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. The town also has good public transport links to surrounding villages and towns and excellent motorway links to the M50 and M5.



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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.



