

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

Guide Price £50,000

naylor powell

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• 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 exciting opportunity for a variety of potential uses.

Currently overgrown, the land offers considerable scope and potential for those looking to acquire a generous parcel in a desirable rural location, subject to the necessary planning consents and permissions. With its appealing setting, private position and convenient access, this is an excellent opportunity for buyers seeking land with potential to make their own. Early viewing is highly recommended to fully appreciate the size, location and possibilities on offer.

Please note: The title plan is provided for guidance only and illustrates the general position of the boundaries. It should not be relied upon for exact measurements or boundary positions.

Any future use, development, change of use or alteration of the land will be 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 independent enquiries with the relevant planning authority and satisfy themselves as to the suitability of the land for their intended purposes.

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



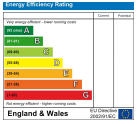




Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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