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Rev. By Comment Date
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PLANNING ISSUE

Client's name:
Mr Jon Ryland

Job Title:
Land at 16 Parragate, Cinderford GL14 2LT

Drawing Title:
Proposed Ground Floor Site Plan

File Number: H215
Drawn: LMC
Checked: LMC
Scale@A1: 1:100 Date: 10/10/2022
Drawing No: (00)003 Rev: A

Plot Adjacent to 16 Parragate

, Cinderford, GL14 2LT

£199,950

A rare opportunity to acquire a building plot with FULL PLANNING (with conditions) for the proposed construction of THREE properties.



The Plot

The plot is of generous size, currently on the site are three outbuildings of stone/brick construction with asbestos roofing (in our opinion).

Situated in a semi rural location on the outskirts of town, planning permission has been granted for Erection of x 3 dwellings with associated parking and landscaping. Construction of new vehicular accesses. Demolition of existing outbuildings. Forest Of Dean P1525/22/FUL Granted May 2023.

Plot Summary

Plot 1. 3 Bed Semi (106 sq mtrs-1140 sq ft) GDV £250,000

Plot 2. 1 Bed Semi (64 sq mtrs)-688 sq ft) GDV £150,000

Plot 3 3 Bed Detached (106 sq mtrs-1140 sqft) GDV £285,000

Total GDV approximately £685,000

*Valuations estimated Feb 2025 subject to change.

Services

Mains to be connected

Tenure

Freehold

Area Map

