



Land and Barn at Joyford Joyford Hill, Coleford, GL16 7AR

A useful paddock of amenity / pastureland and traditional barn with development potential in a very accessible location within the settlement of Joyford offering a prime investment and development package.

- Excellent location within the settlement of Joyford with roadside access •
- Paddock of permanent pasture and barn with development potential •
 - Of interest to development and investment purchasers •
 - In all approximately 0.61 acre (0.25 hectares) •



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Land and Barn at Joyford

Joyford Hill, Coleford, GL16 7AR

A desirable paddock of amenity / pastureland and barn with development potential in the popular Forest of Dean settlement of Joyford on the edge of the picturesque Wye Valley AONB with good access to the A4136 providing excellent transport links to Monmouth and the A40.

Location & Situation

The land sits in a level position, situated at the bottom of Joyford Hill, with roadside frontage to the public highway known as Bicknor Street. The land is positioned between the villages of English Bicknor to the north and Berry Hill to the south which provides access to the A4136 Staunton Road connecting to Monmouth and the A40 to the west.

Description

The land is all contained within a compartment of permanent pasture featuring a traditional stone barn on the western side, close to the public highway which has potential to be used for a range of possible uses subject to gaining the necessary planning consents. A water course runs through the northern part of the land in the form of a natural stream. The land is all level.

Access to the land is direct from the eastern side of Bicknor Street which connects to Bicknor to the north and Joyford Hill and Berry Hill to the south. In all the land extends to approximately 0.61 acre.



Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 30% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale.

Services

There are no services directly connected to the land. However, an 11kv pole is positioned within the land itself.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. No vehicles are permitted to be taken onto the land.

Directions

From the A40 at Monmouth cross the Wye Bridge and proceed onto the A4136 Staunton Road for 5.5 miles. At the Crossroads at Five Acres turn left onto Park Road. After 0.4 miles at the crossroads turn right onto Joyford Hill. Continue for approximately 0.5 miles onto Bicknor Street and the land will be on your right-hand side.

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Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA
T 01600 714140 E enquiries@powellsrural.co.uk W www.powellsrural.co.uk

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