



MARSH HILL HOUSE

SLING | COLEFORD | FOREST OF DEAN





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MARSH HILL HOUSE OFFERS A SUPERB EQUESTRIAN SMALLHOLDING DEVELOPMENT OPPORTUNITY WITH A WEALTH OF POTENTIAL, LOCATED IN EASTERN SLING WITHIN THE FOREST OF DEAN. THE PROPERTY OFFERS A THREE-BEDROOM FARMHOUSE IN NEED OF FULL REFURBISHMENT WITH DETACHED GARAGE, A BLOCK BUILT STABLE BLOCK WITH THREE LOOSE BOXES, TWO ADDITIONAL BLOCK-BUILT SHEDS, A TRADITIONAL STONE AND BLOCK-BUILT BARN AND TWO FIELD ENCLOSURES OF PREDOMINANTLY LEVEL TO GENTLY SLOPING PERMANENT PASTURELAND EXTENDING TO APPROXIMATELY 3.87 ACRES (1.567 HA). OFFERED AS A WHOLE OR IN TWO LOTS WITH EQUESTRIAN, AGRICULTURAL, LIFESTYLE AND DEVELOPMENT APPEAL.

The property provides excellent appeal to purchasers looking for an equestrian smallholding development project.

- Superb accessible edge of village location & position adjacent to Marsh Way •
- Walking distance to local facilities & amenities including The Miners Public House •
- Good accessibility via B4228 and A4136 to the A40 at Monmouth •
- Three bedroom farmhouse in need of refurbishment with views •
 - Collection of outbuildings including a stable block •
 - Traditional stone barn with potential for a range of uses (STP) •
 - Two field enclosures set over two Lots •
 - Possible development potential on Lot 2 (STP) •
- Submitted for a Strategic Housing Land Availability Assessment (SHLAA) •
 - Available as a whole or in two Lots •
 - Lot 1: 2.33 acres (0.94 ha) •
 - Lot 2: 1.54 acres (0.62 ha) •

Coleford 2.1 miles • Monmouth 8.1 miles • Chepstow 11.4 miles • Ross-on-Wye 15 miles • Gloucester 21.5 miles • Hereford 23.7 miles • Bristol 29 miles • Bristol Parkway Railway Station 24 miles • Bristol Airport 37 miles • London Heathrow Airport 119 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Marsh Hill House enjoys an excellent location and position on the fringe of the village of Sling, two miles south of the town of Coleford. The property is very well situated with good access, positioned on the eastern side of the village of Sling, directly between Marsh Lane to the east and Marsh Way and Clements End Road to the west with a spectacular outlook to the east with countryside views.

The nearest public house to Marsh Hill House is The Miners, Sling, an award-winning family run gastro pub that offers a relaxed and informal atmosphere with award winning food and drink and five newly refurbished ensuite rooms. Puzzlewood and Clearwell Caves are just 1.2 miles from the property offering a magical ancient woodland attraction for all ages and a spectacular natural cave system that has been mined for thousands of years.

For riding enthusiasts there is some of the finest outriding in the country direct from Marsh Lane to the east of the property.

Marsh Hill House is located approximately two miles from the centre of Coleford to the north and eight miles from the town of Monmouth to the west and within easy access of the main road links to the B4228 and A4136 which provide access direct to the A40 at Monmouth and on to the M50 at Ross-on-Wye. The cities of Gloucester, Hereford, Cardiff and Bristol are all within an hour's drive and connections to main line trains, reaching London Paddington in under 2.5 hours, can be found at the railway station in Gloucester just 21 miles from the property.

Monmouth is located just 8 miles from the property and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.

Cinderford is just 7.9 miles from the property and is a thriving old mining town highly regarded for its extensive range of local facilities, amenities, employment and educational establishments as well as the renowned Cinderford Rugby Club.

Gloucester is just 21.5 miles away from the property with all the benefits a city has to offer, such as a bustling High Street, Gloucester Keys shopping district, Gloucester University and Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. Gloucester Cathedral is one of the finest examples of gothic architecture in the UK and Cheltenham Racecourse is just seven miles from the city, host to the world-renowned Gold Cup.



THE PROPERTY

The property is accessed by a short section of private drive from the public highway known as Marsh Way to the west. Positioned at the end of the drive is the farmhouse with brick and rendered elevations under a pitched slate tiled roof.

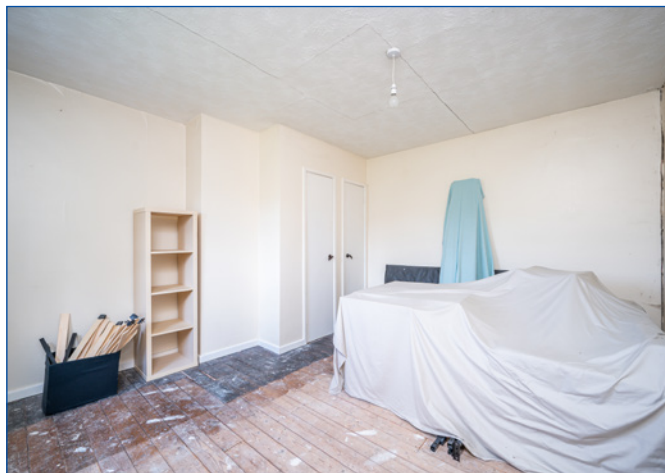
Internally, the front door opens into a porch/utility room with ample space to accommodate a tumble dryer and chest freezer. From the porch is the front hallway, with storage cupboard on the left-hand side, providing access to the family shower room on the right-hand side with wc, wash basin and walk in accessibility shower. Next is the kitchen with base units, composite worktop and metal sink with stand-alone electric oven and hob. The kitchen benefits from dual aspect windows to the front and side. Beyond the kitchen is the sitting room with mid-century fireplace with open fire and external door to the rear. Next is the dining room which has most recently been used as a bedroom, with window to the rear and mid-century fireplace with open fire.

Stairs lead up to the first floor with a central landing providing access to two double bedrooms and a principal double bedroom with inbuilt storage cupboards and views.

The house features single glazed metal windows and oil-fired central heating with radiators throughout. Internally, the dwelling is in need of full renovation and modernisation and would offer an excellent redevelopment or replacement dwelling opportunity.

At the end of the drive adjacent to the house is a useful fully enclosed garage with block-built elevations under a pitched tiled roof with double doors.

The garden curtilage of the property extends out to the south and comprises a private lawned area with trees which is not overlooked.





OUTSIDE

Positioned a short distance east of the house and garage are a useful collection of outbuildings comprising a block built stable block with three loose boxes, a block-built feed store, a block built dual compartment building and a block and traditional stone-built building.

Situated in the far eastern corner of the land and benefitting from additional pedestrian access direct from Marsh Lane is a traditional two storey stone barn with block built lean-to extension with rear steel door, which is currently used as a hay store but could provide a range of uses subject to obtaining the necessary planning consents.

The land at Marsh Hill House forms a ring-fenced rectangular compartment extending to the north, east and south of the dwelling set over two primary field enclosures. The land to the north comprises a predominantly level to very gently sloping field of permanent pastureland, extending to approximately 1.36 acres with a small section of woodland to the east which is offered individually as Lot 2 (extending in total to 1.54 acres). The second field enclosure which extends to the east and south of the buildings extends to approximately 1.93 acres and is all permanent pasture which is gently sloping down to the east (Lot 1 extends in total to 2.33 acres). The land is all stock proof fenced and capable of being grazed and the majority mown for fodder.

As all the land is easily accessible and in good condition it would certainly provide significant appeal to equestrian, development, agricultural, and lifestyle type purchasers, or anyone with hobby farming interests.

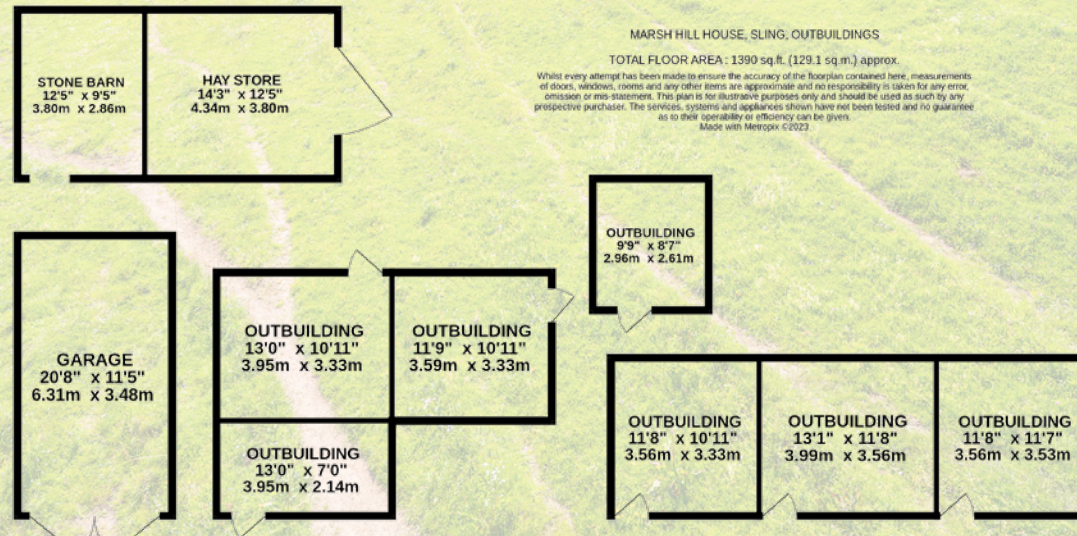
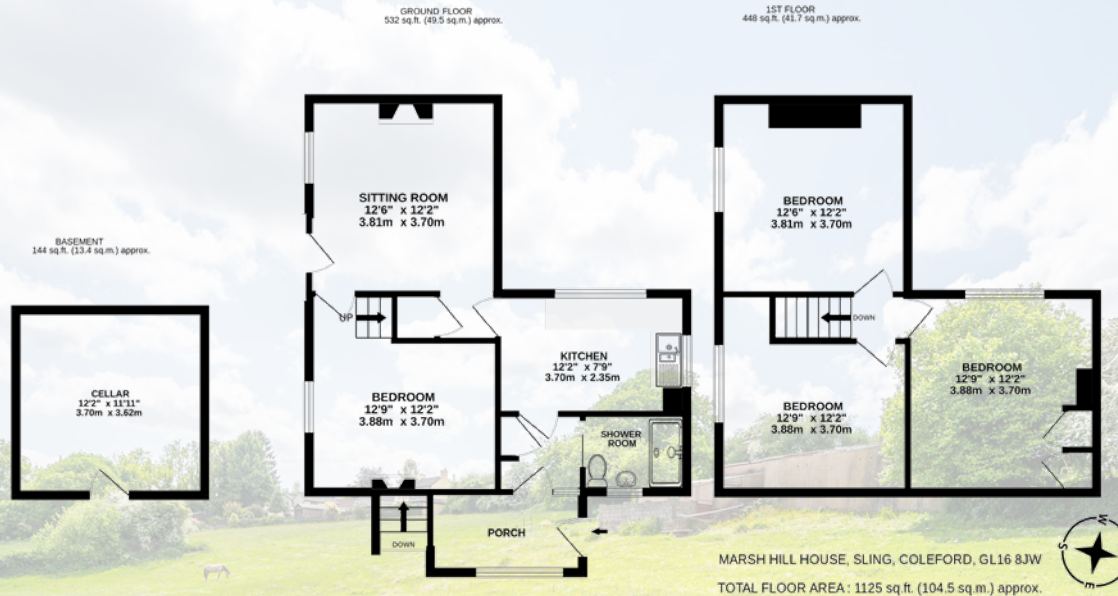
The land and buildings extend as a whole to approximately 3.87 acre (1.567 ha).

PLANNING

Both the whole of the property and Lot 2 individually have been submitted to the Forest of Dean Council for a Strategic Housing Land Availability Assessment (SHLAA).

As Sling is now considered a 'Larger Village', there may well be scope for obtaining an allocation. Certainly Lot 2 may have medium to long term potential and would be of interest to development purchasers.

FLOORPLANS



KEY INFORMATION

Sale Terms: Freehold - offered as a whole or in two separate Lots.

Tenure: Offered with vacant possession upon completion.

Services: Mains electricity connected. Mains water connected. Private drainage to septic tank, oil fired central heating.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way, and other such rights, whether these are specially referred to in these Particulars or not. If sold separately, Lot 2 will be sold with a right of access for all times and all purposes over the drive for Lot 1 (hatched in blue on the sale plan).

Fixtures & Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however may be available by separate negotiation.

Development Clawback: A development clawback coverage provision will be incorporated into the sale contract(s) to capture any future residential or commercial development. This will capture 30% of any uplift in value provided by any residential or commercial planning consent for a period of 20 years from the date of sale.

Council Tax Band: County Council Band 'C'.

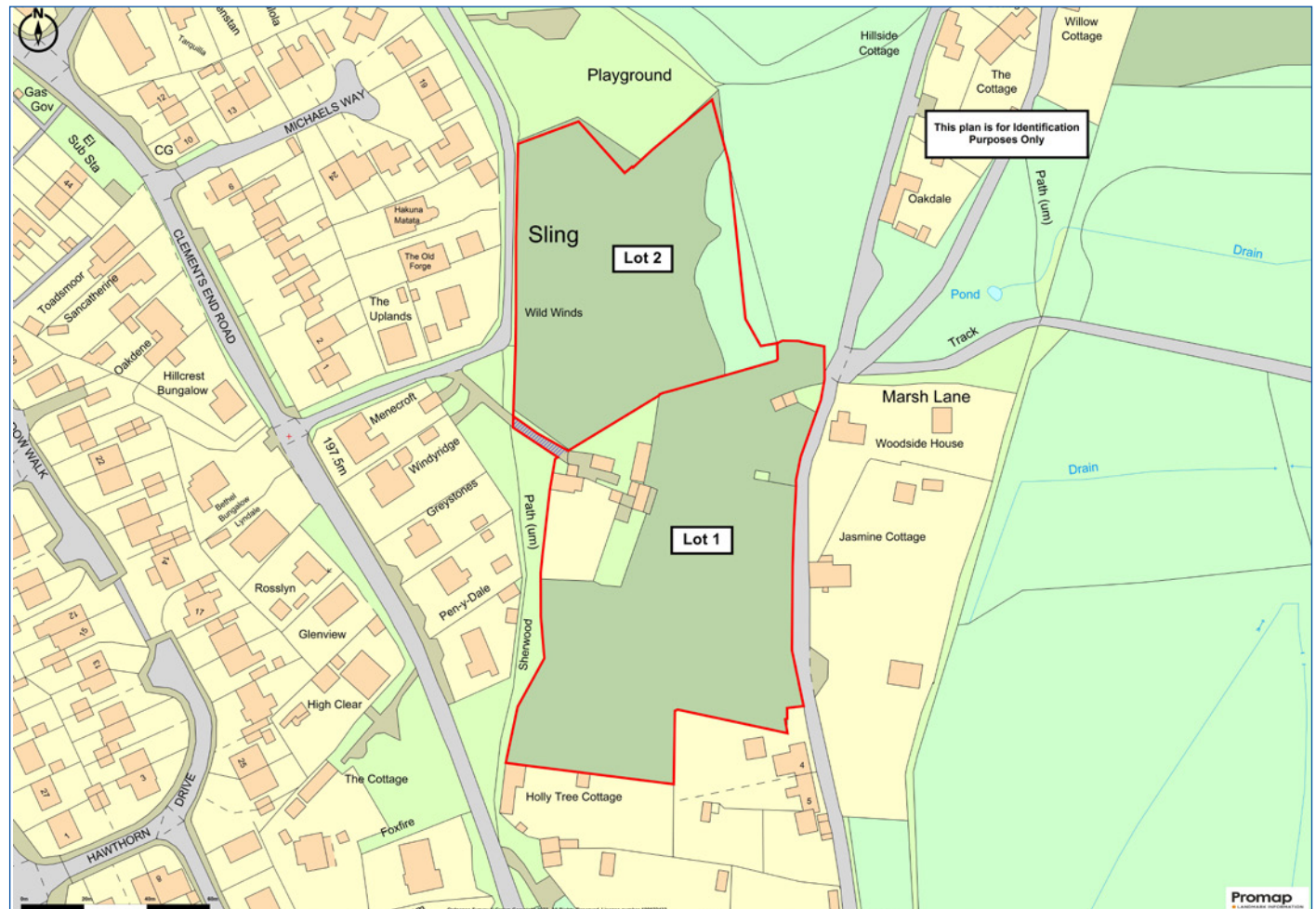
Local Authority: Forest of Dean District Council. Telephone: 01594 810000.

Viewings: Strictly by appointment with the selling agents.

Directions: From the centre of Coleford proceed south on the Old Staunton Way B4228 for approximately 1.6 miles. Then take the left fork onto Oakwood Road signposted Sling. Continue straight for 0.3 miles until you reach a crossroads. Proceed straight over the crossroads onto Clements End Way for approximately 0.1 mile, then turn left onto Marsh Way. Proceed on Marsh way for a short distance. The drive to the property is the first on your right.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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