



Oldbury House Development Plot

Court Lane, Newent, GL18 1AR

A superb residential development opportunity in a premium desirable location within the town of Newent with planning consent for a spacious single storey detached one-bedroom residence.

- Superb residential location and excellent position in the town of Newent •
- Very accessible to the towns of Ross-on-Wye, Cheltenham and city of Gloucester •
- 1 No. premium one-bedroom detached bungalow consented •
- Compact accessible rectangular town plot •
- Extending to 0.06 acre (0.02ha) •



www.powellsrural.co.uk



Oldbury House Development Plot

Court Lane, Newent, GL18 1AR

An exciting opportunity to acquire a development plot providing for the construction of a modern architecturally designed high-quality detached one-bedroom bungalow in the popular town of Newent.

Newent is well located at the northern edge of the Forest of Dean in Gloucestershire and directly accessed from the B4215 and B4216 between Ross-on-Wye and Gloucester.

- Gorsley - 2.8 miles
- Highnam - 6.6 miles
- Ledbury - 8.9 miles
- Ross-on-Wye - 9.2 miles
- Gloucester - 9.7 miles
- Monmouth - 19.1 miles

Location & Situation

The development plot enjoys an excellent accessible location within the popular market town of Newent, positioned to the rear of Oldbury House set out over a compact rectangular plot.

The town of Newent is well positioned in north-west Gloucestershire with good accessibility offering an excellent range of amenities that a market town can offer. With a central High Street and Market Square building the town offers an extensive variety of shops, restaurants, bars, cafes, schools and medical facilities as well as the renowned Newent Rugby Club.

The proposed new dwelling will be set back from the rear of Oldbury House and will be directly accessed from Court Lane. Court Lane connects directly to the B4216 which provides direct access to the A40, 4.8 miles to the south. The B4216 also provides access to the B4221 Ross Road which connects to the J3 of the M50, 3.9 miles to the west.

A Sale Plan showing the location is on the rear of the Brochure.



Description

Oldbury House Development Plot will provide a modern styled, architecturally designed detached one-bedroom bungalow of an appealing character and design. The new dwelling will be directly accessed from Court Lane.

The proposed elevations & floorplans of the bungalow are set out opposite, with the proposed accommodation set out over one floor. Externally the property will feature brick and black timber cladded elevations under pitched clay tile rooves.



The proposed accommodation includes an entrance hall, with storage cupboard and bathroom to one side. Opposite is the extensive open plan kitchen/dining/sitting room. Off the rear side of the kitchen is the utility with external rear door. The bedroom, which is accessed from the side of the sitting room is a large double with ensuite shower room. The plot also provides ample parking and space for a garden area.

The layout has been designed to provide a spacious, modern detached one bedroom home which is sensitive to its surroundings and well laid out. The dwelling will benefit from being in a thriving market town setting with good connectivity and within walking distance from all local amenities, providing strong appeal in the local market.

The gross internal area for the dwelling extends to approximately 55.70m².

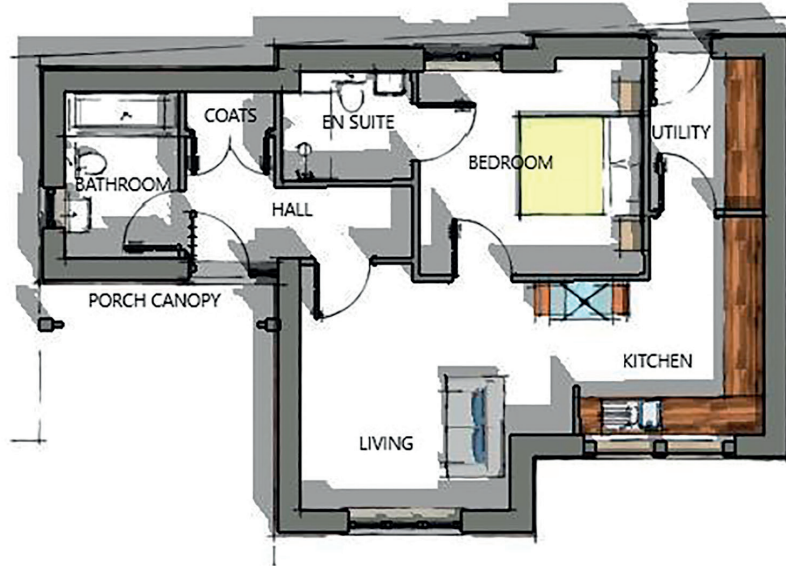
Planning Information

Planning Consent was granted under Planning Application Reference P0619/23/FUL dated 3rd May 2023 and Listed Building Consent Reference P0620/23/LBC dated 3rd May 2023, for the 'Erection of a single storey dwelling together with car parking, landscaping and associated works. Work to repair & reinstate boundary wall including the removal of existing timber fence (curtilage listed artefact)'.

A copy of the Planning Consent Decision Notice is available from Powells on request. The full Planning Application details can be found on Forest of Dean District Council's website.

Planning consent, technical design & architectural work undertaken by Apex Architecture. Telephone 01600 800 101 | www.apexarchitectureltd.com

Proposed Elevations & Floor Plans



FRONT (NORTH-EAST ELEVATION)



SIDE (NORTH-WEST ELEVATION)



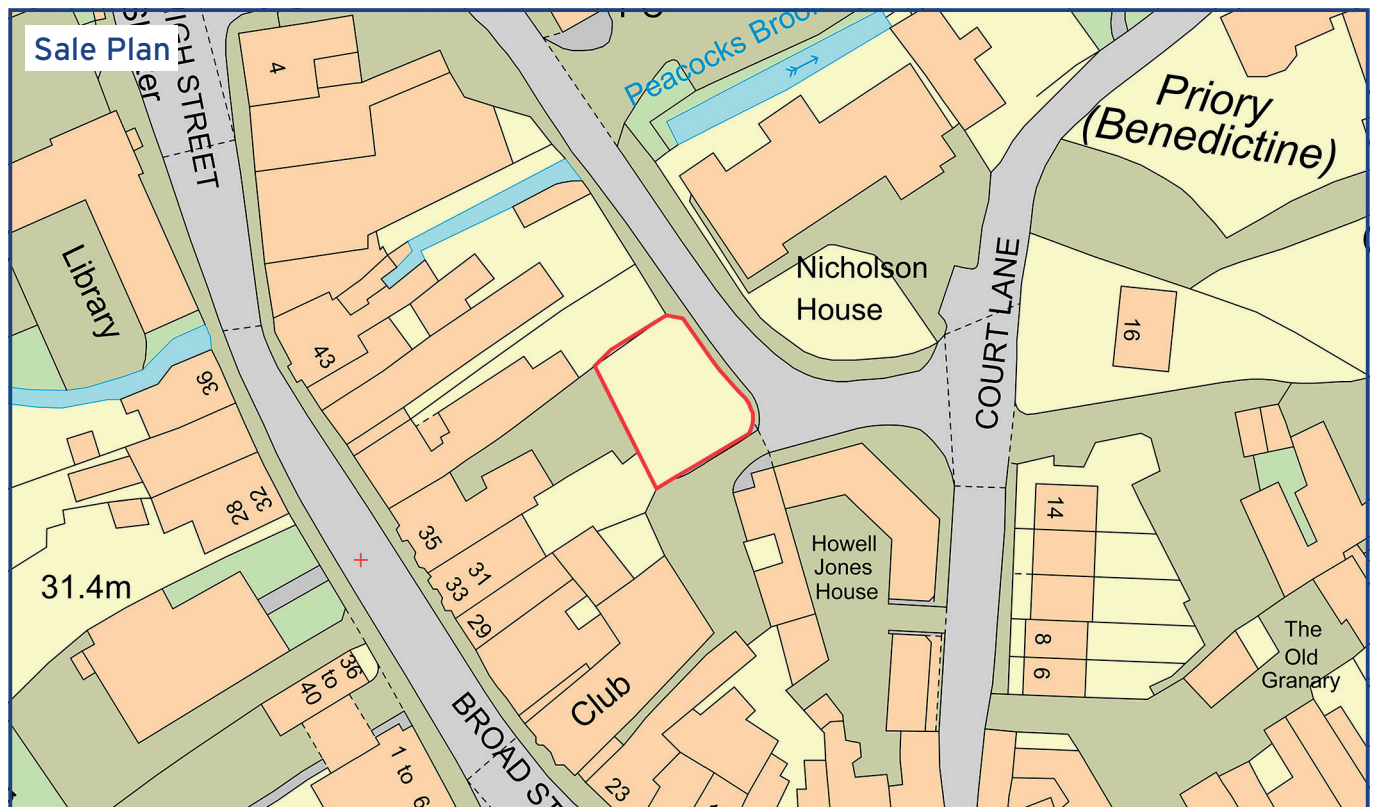
SIDE (SOUTH-EAST ELEVATION)



REAR (SOUTH-WEST ELEVATION)

Oldbury House Development Plot

Court Lane, Newent, GL18 1AR



Services

Electricity, and mains water are adjacent. Foul drainage will be to mains sewer. It is for any potential purchaser to make and rely upon their own enquiries in relation to the installation/connection of all services, utilities and drainage.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way.

Sale Method

Oldbury House Development Plot is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars.

Directions

From the Beefeater Travellers Rest Roundabout at Ross-on-Wye proceed east on the M50 for 3.2 miles. At junction 3 take the B4221 exit to Newent. Proceed on the B4221 for 3.6 miles then at the Newent crossroads turn right into Newent. Continue on the B4216 High Street for 0.2 miles then turn left onto Court Lane. Continue on Court Lane following the bend round to the right. After 60 metres the plot will be on your right-hand side a short distance before the junction.

 [spicy.scribbled.tube](https://www.spicy.scribbled.tube)



Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA

 01600 714140  enquiries@powellsrural.co.uk  www.powellsrural.co.uk

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared November 2023.