



THE PADDOCKS

NEWLAND | COLEFORD | GLOUCESTERSHIRE





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THE PADDOCKS OFFERS AN EXCELLENT EQUESTRIAN AND RURAL DEVELOPMENT SMALLHOLDING PACKAGE WITH AN L-SHAPED STABLE BLOCK WHICH HAS BEEN PARTIALLY CONVERTED TO PROVIDE A RURAL RESIDENTIAL ONE-BEDROOM PROPERTY, STABLES WITH THREE LOOSE BOXES, YARD AREA, TIMBER CLAD OUTBUILDING AND RING FENCED COMPARTMENT OF PRODUCTIVE PERMANENT PASTURE EXTENDING TO 10.74 ACRES (4.35 HA).

The Paddocks forms an excellent opportunity to acquire a residential property with stables and land, that will attract significant equestrian, agricultural and development appeal. Located on the western edge of the Forest of Dean, situated within the popular village of Newland, 6 minutes' drive from Coleford, within the Wye Valley Area of Outstanding Natural Beauty. The buildings, yard and land extend to approximately 10.74 acres (4.35 ha) all set within a beautiful position and with views. The property provides a fantastic opportunity for any purchaser with equestrian, development and leisure interests.

- Superb accessible location within the village of Newland, behind the Ostrich Inn •
- Purpose-built premium timber equestrian building converted to provide a one-bedroom residence •
 - Stables with three loose boxes •
- Fully enclosed timber clad outbuilding providing useful storage •
 - Extensive yard area providing ample parking •
- Versatile extensive ring-fenced field enclosure which could be sub divided into paddocks •
 - Possible replacement dwelling development potential (Subject to planning) •
 - Extending in total to approximately 10.74 acres (4.35 ha) •

Coleford 2.5 miles • Monmouth 4.9 miles • Chepstow 13.1 miles
Ross-on-Wye 11.4 miles • Gloucester 21.7 miles • Hereford 24.8 miles
Bristol 30.7 miles • Bristol Parkway Railway Station 26.2 miles
Bristol Airport 38.9 miles • London Heathrow Airport 111.7 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

The Paddocks enjoys an excellent location and position within the village of Newland, 2.5 miles west of the town of Coleford. The property is very well situated with good access, positioned centrally and to the east of the village of Newland, a short distance from the Ostrich Inn to the west and the Newland Road which connects Clearwell to the south and Staunton to the north. The property has a high degree of privacy with the land enjoying a spectacular outlook to the east with countryside views.

The nearest public house to the Paddocks is the renowned Ostrich Inn, a dog friendly family run gastro pub that offers a relaxed and informal atmosphere with some of the best local ales, food, and the best pub garden in the area. Puzzlewood and Clearwell Caves are just 2.8 and 2.2 miles from the property respectively, offering a magical ancient woodland attraction for all ages and a spectacular natural cave system that has been mined for thousands of years.

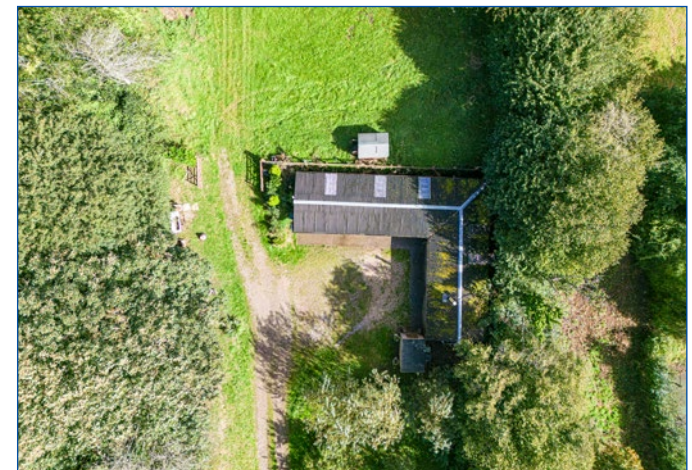
For riding enthusiasts there is some of the finest out-riding in the country within the Wye Valley and Forest of Dean.

The Paddocks is located approximately 2.5 miles from the centre of Coleford to the east and 4.5 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 21.7 miles from the property.

Monmouth is located just 4.9 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 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 8.6 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 21.7 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 Paddocks comprises an excellent opportunity to acquire an equestrian smallholding set up, however with significant development potential (subject to the necessary consents). Externally, the property is accessed by a short section of public highway to the west linking directly to the Newland Road. From the gateway, a track leads to an extensive yard area where the buildings are located.

The Paddocks is an L-Shaped stable building with timber clad elevations under a pitched corrugated roof with concrete apron. The stable building has been partially converted, with the necessary planning consent, to provide a residential property.

The front door opens into an open plan kitchen/ sitting room with partially tiled and carpeted floor and window to the front with outlook over the yard area. The kitchen features base units with composite worktop, Belfast sink, breakfast bar and free-standing gas oven with gas hob. The breakfast bar provides additional storage space and also acts as a natural partition from the kitchen area to the sitting room. Also accessed off the side of the kitchen is the cloakroom with wc, wash basin and storage.

The sitting room features a carpeted floor and exposed beams with the focal point being a woodburning stove which heats the property. The room can accommodate a full suite of furniture with space for a modest dining table and benefits from natural lighting via the kitchen window providing a room that is bright with a cosy feel. Beyond the sitting room is a second reception room which is currently being used as an additional sitting room and could double up as an office. A transparent roof panel above capitalises on natural light and provides the room with a light an airy feel. Beyond the second reception room is the bedroom, a double with carpeted floor, transparent roof panel above and external stable door to the yard.

Extending to the west from the yard area, a line of trees extends to a lawned garden area providing a residential curtilage to the property that is private and secluded.

The paddocks provides an excellent opportunity for any purchaser to increase the current property with the adjacent stables or to apply for a premium replacement dwelling (subject to obtaining the necessary planning consents), within the beautiful Wye Valley AONB.





OUTSIDE

Extending at a right angle from the residential element of the building are the stables. A comprehensive timber constructed and clad building comprising 2 No. loose box stables (11'3"ft x 11'3"ft, 11'6"ft x 11'3"ft) with foaling box which could double up as a tack/ storage room (15'3"ft x 11'3"ft). There is significant scope for the versatile accommodation to be utilised to any purchasers' own requirements or other uses (subject to planning).

To the front aspect of the stable building is the hard standing yard area which offers ample parking and a useful workspace with timber clad mono pitched building which provides useful secure storage. An additional garden shed is positioned within the land to the rear of the stables.

Positioned beyond the buildings and yard to the east and accessed via a gateway is the land. The land comprises a ring fenced extensive triangular shaped parcel of grassland which is stock proof fenced throughout. The land could easily be sub divided into multiple paddocks. The permanent pasture is in good heart and can be utilised for grazing or for fodder.

The land is gently elevated to the east with mature hedgerows and trees surrounding the main boundaries, which provide significant privacy to the property. As the land rises to the east the view becomes more spectacular. The bare land extends in total to approximately 10.41 acres (4.21 ha).

The converted stable building, stables, outbuilding, yard and land provide an excellent package in a very popular location, and no doubt would be of significant interest to equestrian, lifestyle and development purchasers.

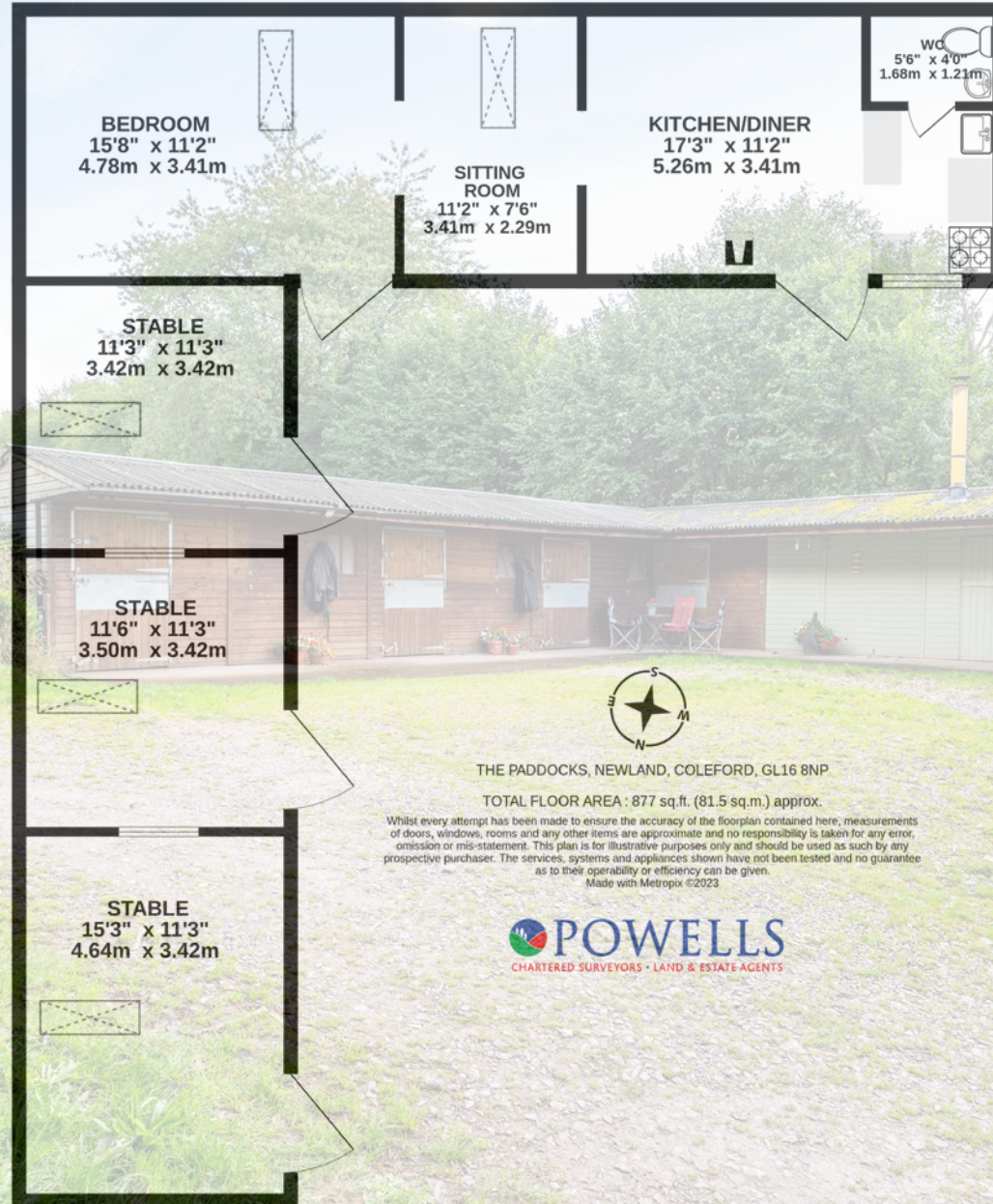
PLANNING

The original Planning consent was granted under Planning Application Reference P0464/13/FUL, dated 10th July 2013 for the "Change of Use of land for equestrian purposes. Erection of a block of four stables, hay store and ancillary works. (Personal Use)."

The vendors then applied for a "Certificate of Lawful Use or Development (CLEUD)" to confirm lawful residential use of the property under Planning Application Reference P2122/21/LD1, which was approved on 29th April 2022. The approved residential area of the application also includes the concrete apron in front of the building and also one of the loose stable boxes adjacent to the bedroom, allowing for anyone to either extend what is there or to apply for a replacement dwelling of increased size (subject to gaining the necessary planning consents).

A copy of the 2013 Planning Consent Decision Notice and also the 2022 CLEUD Decision Notice are available from Powells on request.

FLOORPLANS



KEY INFORMATION

Services: The Paddocks is connected to mains water. Electricity is from a generator. The property is heated by a wood burning stove. Foul drainage is to a septic tank. All interested parties are to make, and rely upon their own enquiries, in relation to services.

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. It is understood that the property benefits from a right of way for all times and all purposes over a short section of unregistered track adjacent to the entrance to the property.

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.

Sale Method: The Paddocks is offered For Sale by Private Treaty. The Vendors and Selling Agents reserve the right to sell the property by any other alternative sale method to conclude the sale process.

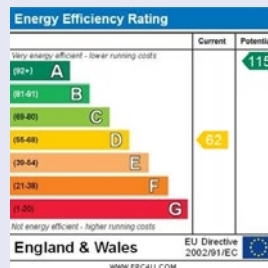
Local Planning Authority: Forest of Dean District Council. Telephone: 01594 810000.

Viewings: Strictly by appointment with the selling agents. Several viewing dates will be organised.

Directions: From the centre of Coleford proceed on the B4228 Staunton Road north for 0.6 miles towards Crossways. At the crossroads turn left onto Scowles Road. Continue on Scowles Road for 1.1 miles continuing round the S bend and proceeding straight. At the junction turn left in the direction of Newland. Continue for 0.6 miles into the village of Newland. Take the left hand turn directly before the Ostrich Inn continuing for 150 metres and the access to the property will be directly in front of you.

Post Code: GL16 8NP (Please Note, the postcode will not take you to the exact address)

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