



Building plot with outstanding views at
Rockness Hill Farm, Rockness Hill, Nailsworth, GL6 0JS

Perry Bishop
and Chambers

the agent who keeps you informed

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Guide Price: £200,000

Directions

From the roundabout on the A46 in the centre of Nailsworth take Springhill signed to Forest Green and immediately turn left into Old Market past the shops. At the end of this road bear left into Old Horsley Road and at the next junction take the right hand fork into Pike Lane. Then take the very sharp left hand turn into Rockness Hill and the plot will be found almost immediately on the right hand side, identified by the Agent's board.

Viewings

The general location of the plot may be viewed from Rockness Hill during normal daylight hours, but parties wishing to go onto the plot must do so by prior appointment with the Agent's Land Department on Tel: 01285 646770.

Location

The plot is located approximately one mile south of Nailsworth's Town Centre in a quiet residential road.

Nailsworth has a very good range of retail, commercial, leisure and educational facilities and is just five miles from Stroud where two of the remaining Gloucestershire Grammar Schools are located. Junction 13 of the M5 motorway can be joined close to Stonehouse which is about eight miles to the north giving easy access to Cheltenham and Gloucester with Junction 14 at Tortworth being a similar distance to the south giving access to Bristol.

The Plot

The extent of the plot is shown edged red upon the OS plan within these sales particulars for identification purposes. It currently forms part of the grounds to Rockness Hill Farm.

The land extends to approximately 0.3 acres (0.12 hectares) in total and enjoys an elevated position from which it enjoys lovely unbroken views across the town of Nailsworth to the hills beyond.

The plot does slope from north to south, but the design of the property consented clearly takes this into account to maximise the outlook.

The plot will enjoy direct access onto Rockness Hill an adopted highway via a new driveway to be constructed by the purchasers (see important notes).

Services

All mains services are available in the immediate vicinity, although interested parties should address any specific enquires to the relevant service providers. Any rights required for drainage over retained land will be available.

Tenure

We are informed that the vendors enjoy freehold title and vacant possession will be granted upon completion of a sale.

Local Authorities

Stroud District Council
Tel: 01453 766321 – stroud.gov.uk

Gloucestershire County Council
Tel: 01452 425000 – gloucestershire.gov.uk

Town & Country Planning

Stroud District Council have granted detailed planning consent for the erection of one detached dwelling, the formation of a vehicular access, parking and associated garden under application no. S.14/0089/FUL dated 14th April 2014.

A copy of this consent notice together with the approved plans is available upon Stroud District Council's website or from the Agent's offices.

The accommodation of the consented house can be summarised as follow:

Ground Floor - Hall, cloak room, living room, study, kitchen/dining room.

First Floor - Landing leading to utility room with outside door, bedroom 1 with en-suite shower room, 3 further double bedrooms and family bathroom.

Important Notes

Please note that the following conditions of sale will be required.

1. A vehicular right of way will be reserved by the vendor over the access drive serving the plot onto retained land to the west. The purchasers will be responsible for constructing the access and drive, but there will be a 50% maintenance liability for the vendors. If a party wishes to have an exclusive access drive, then this may be available by separate negotiation.
2. The development of the plot would be restricted to a single dwelling and no business should be conducted from the site.
3. The purchaser would be responsible for fencing on both the west and southern boundaries details to be agreed between the boundaries.
4. The consented drawings and plans will form part of the sale contract, but if a purchaser wishes to change them, then permission would be required from the vendors as well as that of the Planning Authority. The vendors are flexible as to the design, but are anxious that it should not adversely affect the houses immediately to the south of the plot and there will be a height restriction upon a section of the land running west to east close to this boundary. A plan showing this is available from the Agent's offices.
5. The main structure of the property should be completed within twelve months of purchase.

Method of Sale

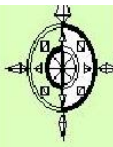
The property is offered for sale by private treaty with a guide price of **£200,000** subject to contract.

Further Information

If you require any further information or documents or wish to arrange to walk upon the site, then please contact the Agents on Tel. 01285 646770 or e-mail landandnewhomes@perrybishop.co.uk

Ref: PAFC/LAD/1621/51016





RAVENS WORTH



disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. we would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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