



Development Opportunity - Joys Green, Lydbrook OIRO £325,000

Detached cottage with outlined consent for 2 building plots | Freehold

A lucrative development opportunity in an established residential location consisting of a two bedroom cottage, with two building plots (with outlined consent granted for a pair of three bedroom semi-detached dwellings with associated parking) P0895/22/OUT

The site offers a range of options for an imaginative developer, from using the cottage as accommodation whilst constructing the houses, to renting the cottage out to create an income stream whilst completing on the houses.

Situated in the village of Joys Green/Lydbrook, which is sought after due to its famous River Wye (perfect for wild swimming/canoeing), this location also offers some of the best mountain biking in the country and excellent walking/hiking routes.

Other facilities include; primary school, local shop, pubs, health care and community centre. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: B (Forest of Dean District Council)

Tenure: Freehold

Services

Mains drainage, power and water connected.

The current cottage heating is fuelled by oil.

legal fees

Each party bear their own legal fees.

Viewings

Contact Hills.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.