

## Site At The Old Viney Quarry

Viney Hill, Gloucestershire, GL15 4NT



Full planning consent for six dwellings within a one acre site with an estimated gross development value of £3,000,000 | Open viewing, by appointment - 25th November '21 | For sale by informal tender - offers due Friday 3rd December 2021

**Guide Price: £900,000**



# Site At The Old Viney Quarry

## Viney Hill, Gloucestershire, GL15 4NT



Full planning consent for six dwellings within a one acre site

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The site is located within the settlement boundary of Viney Hill, a small Hamlet within the Forest of Dean which has a church, public house, school and convenience store nearby.

Viney Hill is located half a mile from the A48 and is a rectangular piece of land under Land Registry Title GR264751 measuring approximately one acre. It is accessed to the South from Pine Tree Way. Once a former quarry the site slopes from North to South, there are trees and hedges along the boundary to the site.



## Directions

From Gloucester head south on Bruton Way/A430 towards Metz Way/A4302, continue to follow A430 for 0.5 miles. Keep right to continue on Trier Way/A430 and continue to follow A430 for 0.8 miles. Turn right onto Llanthony Road/A430 and continue to follow A430 for 0.9 miles. Turn left onto Over Causeway/A417 0.3 miles then slight left. After 0.2 miles slight left onto A40. After 1.4 miles at the roundabout, take the 1st exit onto A48 for 13.7 miles. Turn right in 0.3 miles and continue straight for 0.2 miles. Sharp left onto Pine Tree Way and destination will be on the left after 0.2 miles - Viney Hill, Lydney GL15 4NT.

## Viewings

Viewings are strictly by appointment on an open day with timed slots to be held on Thursday 25th November 2021. Please contact our Land Department on 01285 646770 to book an appointment.

## Location

The site is located within the settlement boundary of Viney Hill, a small hamlet within the Forest of Dean which has a church, public house, school and convenience store nearby.

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## Services & Tenure

To be sold with freehold title and full vacant possession, there are no leases.

We have not been advised that the site is affected by any onerous covenants or restrictions, which may affect title or future uses.

We understand that all mains water, electricity and drainage are located nearby.

## Local Authority

Forest of Dean District Council  
[www.fdean.gov.uk](http://www.fdean.gov.uk)  
01594 810000

## Town & Country Planning

Consent was granted on 10th March 2021 under application number P1877/20/FUL by Forest of Dean District Council for the erection of 6 dwellings including parking, landscaping and associated works. The development permitted is to commence before the expiration of three years from the date of the permission.

There no CIL liability or S106 associated with the site.

Please see our data pack for planning documents, for a full array of documents associated with the site please visit the Forest of Dean District Council's website.

## Method of Sale

The property is offered for sale by informal tender with offers to be made in writing by 12 noon on Friday 3rd December 2021 at the offices of Perry Bishop, 2 Silver Street, Cirencester, GL7 2BL.

These should be submitted on the offer form which is available from ourselves, so as to ensure that all information required is received. The offer may be returned by hand, posted to our Cirencester office or by email [seantredgold@perrybishop.co.uk](mailto:seantredgold@perrybishop.co.uk)

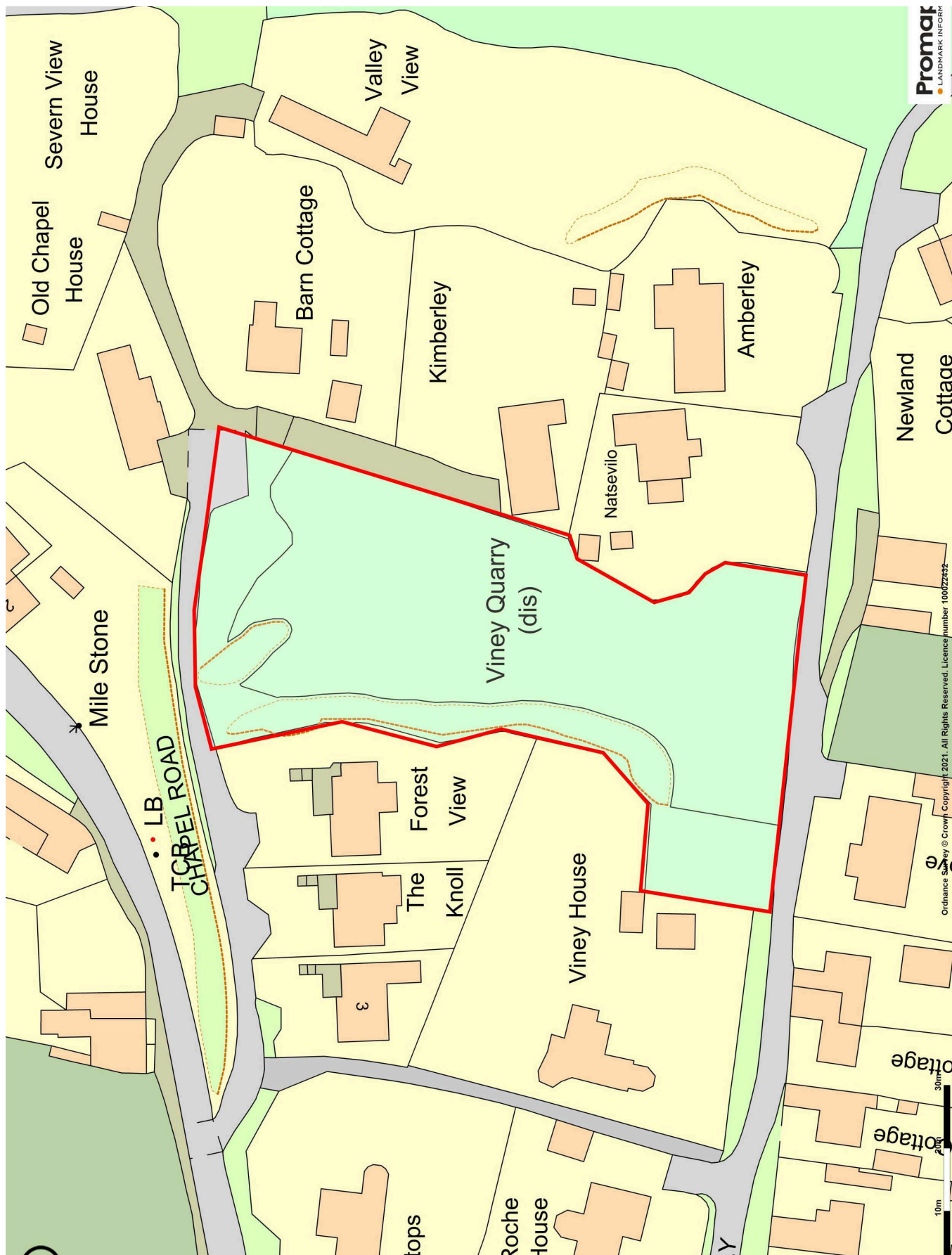
It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible after the closing date, with all parties being notified accordingly.

## Information Pack

An information pack is available to download on the agent's website [www.perrybishop.co.uk](http://www.perrybishop.co.uk)

Ref: ST/LAN210056/281021





2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

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. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.