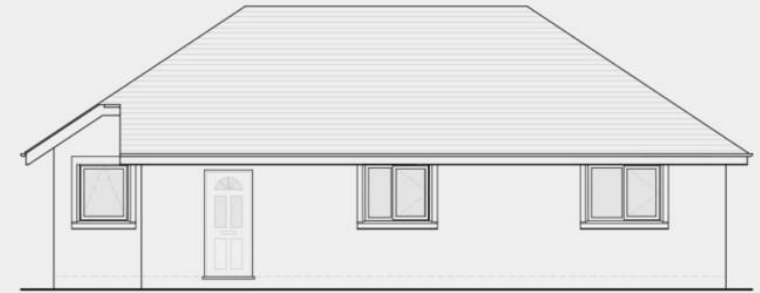




Proposed Floor Plan - 1:50
Gross External Area = 95m²



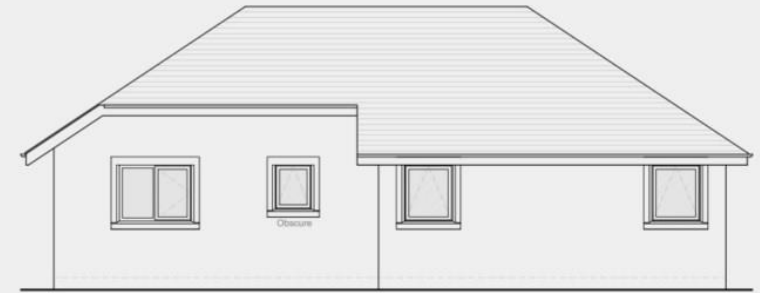
Proposed North Elevation - 1:50



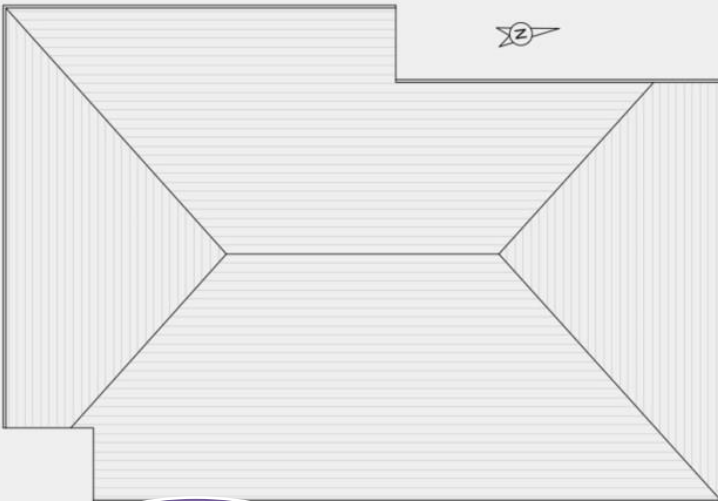
Proposed East Elevation - 1:50



Proposed South Elevation - 1:50



Proposed West Elevation - 1:50



Proposed Roof Plan



Site Location Plan - 1:1250



Land West of: 5 Gardeners Way,
Kings Stanley, Stonehouse, Gloucestershire, GL10 3HD
Price £95,000

Land West of: 5 Gardeners Way, Kings Stanley, Stonehouse, Gloucestershire, GL10 3HD

BUILDING PLOT. A great opportunity to build an attractive two double bedroom detached bungalow set towards the end of a Private No Through Road in Kings Stanley. Full planning consent granted for the erection of a detached bungalow and associated works.

BUILDING PLOT. A great opportunity to build an attractive two double bedroom detached bungalow set towards the end of a Private No Through Road in Kings Stanley. Full planning consent granted for the erection of a detached bungalow and associated works. For more information please call us directly. Further details available via Stroud District Council website quoting Planning Ref: S.17/2868/FUL.

The plot is located within the historic village of Kings Stanley where there are several small shops, Post Office, primary school, inn, a playground, sports field, hairdressers and Parish Church. An excellent selection of schooling is found in the area including state, independent and two grammar schools. There are train services at Stonehouse (2 miles) and Stroud (4 miles) that travel to London (Paddington) together with a train service from Cam & Dursley providing access to Bristol, Gloucester and Cardiff. Junction 13 of the M5 motorway is just 4 miles distant which gives access to Gloucester, Cheltenham, Bristol & Cardiff. A fabulous award winning farmers` market takes place on Saturday mornings in Stroud and the Cotswold Way runs along the lane to the front of the property.

AGENTS NOTE

We are advised that there is a monthly service charge to cover the maintenance of the private road and communal areas of £14.25.

(These figures are subject to change and should be checked by your legal advisor)

Community Infrastructure Levy - £7,043.04p. Exemptions apply*

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010

SELLING AGENT

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk
www.sawyersestateagents.co.uk

FREE MARKET VALUATION

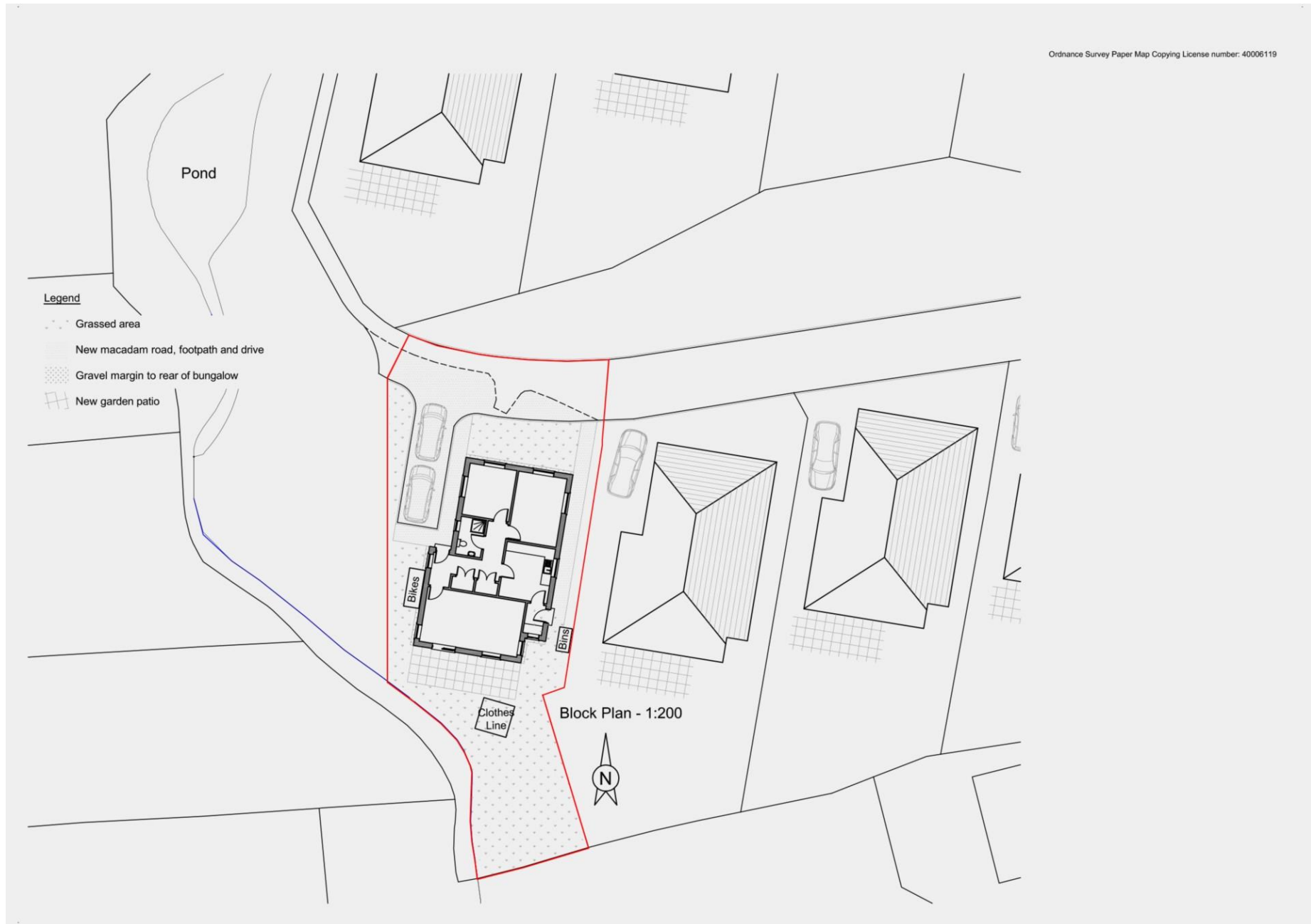
If you have been impressed with our service and would like to know the value of your own home and to hear what separates us from our competitors, please call us on 01453 751647 or email us at info@sawyersestateagents.co.uk for a free valuation.

Local Authority

Stroud District Council

Directions

Leave Stroud via the A419 Ebley bypass heading towards Stonehouse, at the traffic lights turn left into Ryeford Road sign posted King Stanley/Leonard Stanley. Continue along St Georges Avenue and into Church Street. Turn right into Gardeners Way, where the plot will be found on your left hand side.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans (not to scale). Sawyers Estate Agents cannot be responsible for any inaccuracy.

