Dean
ESTATE AGENTS



Fir View Road

Cinderford, Gloucestershire, GL14 3AL

£150,000

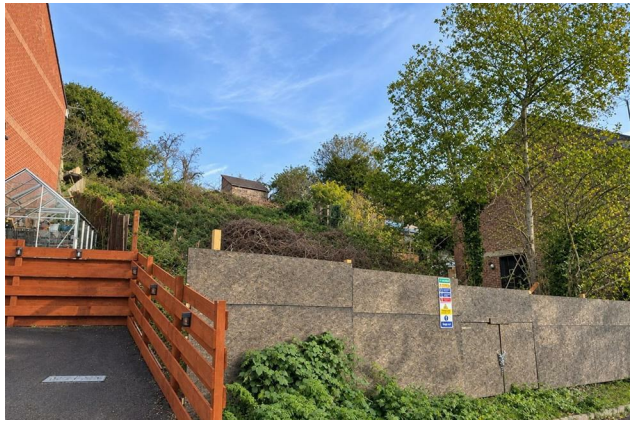
An exciting opportunity to acquire a parcel of land situated within an established residential area, offering potential for a variety of uses, subject to obtaining the necessary planning permissions and consents.

The plot occupies an elevated position, surrounded by existing residential properties, and features a mixture of mature trees, shrubs and established vegetation. The land is currently enclosed by temporary boarding along the roadside, with the site offering an interesting opportunity for purchasers looking to explore its future potential.

Located within a residential setting, the plot may appeal to developers, investors or individuals seeking a project, with any proposed development being subject to the appropriate investigations and approval from the relevant authorities.

Please note: The land is offered for sale without planning permission, and no guarantee can be given that permission for residential development or any alternative use will be granted. Interested parties are advised to make their own enquiries with the local planning authority regarding the suitability of the site for their intended use.





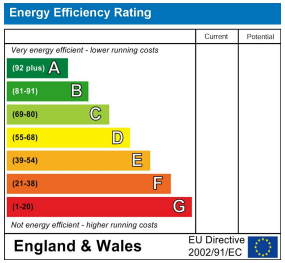
Area Map



Floor Plan



Energy Efficiency Graph



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

The Property Ombudsman