

An Exceptional Self-Build Opportunity with Bespoke Design Service Included

Forest Green, Nailsworth | Planning Ref: S.23/0358/FUL

Positioned at the very end of a private track above Nailsworth, this elevated building plot offers breathtaking south-facing views across the Newmarket Valley — and a rare opportunity to shape your own architect-designed home (or two), with the support of a local design studio.

Originally granted consent in 2020, full planning permission has now been secured for two striking contemporary dwellings, reimagined by a prominent architectural practice to make the most of the topography, orientation and outstanding views. But what truly sets this plot apart is its built-in flexibility — and the architectural design service offered as part of the sale.

The current owner — a director of the design studio — is offering to work directly with the buyer to adapt or evolve the approved scheme to suit their personal lifestyle, layout preferences, or long-term plans. Whether you wish to create a bespoke forever home, a multi-generational living setup, or unlock further development potential, this plot offers the canvas and the creative expertise to do it.

Key Features:

- Full planning approval for two contemporary detached dwellings
- Design flexibility with a tailored architectural design service included in the sale
- Potential to adapt for multi-generational living, blended households, or live/work lifestyle
- South-facing aspect with spectacular, uninterrupted valley views
- Discreet location at the end of an unmade track — private, peaceful and well-connected
- Architect-led vision already in place, with a compelling design narrative and material palette

- Nailsworth within walking distance, with shops, cafés, schools and cultural appeal
 - Easy access to Stroud (with direct trains to London), Bath, Bristol and the wider Cotswolds
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About the Approved Design:

The current scheme consists of two architecturally cohesive but individually distinct homes. The larger house, approx. 2,000 sq ft, features a light-filled entrance, a generous open-plan kitchen/family space, two reception rooms, and a principal bedroom suite with dressing room, en suite and balcony. The second house, while more compact, offers an equally elegant layout with a dramatic vaulted living area, study, flexible first-floor mezzanine, and two double bedrooms.

Both homes are designed to sit gently within the landscape, with materials and forms that respond to the surrounding topography and woodland setting. Parking and gardens are laid out to maximise sunlight and privacy, with car parking discreetly placed to one side.

This is more than just a plot — it's a unique chance to realise a contemporary architectural vision, tailored around your own ambitions, in one of the most desirable valleys of the South Cotswolds.

For full planning details and to discuss your ideas, get in touch.

