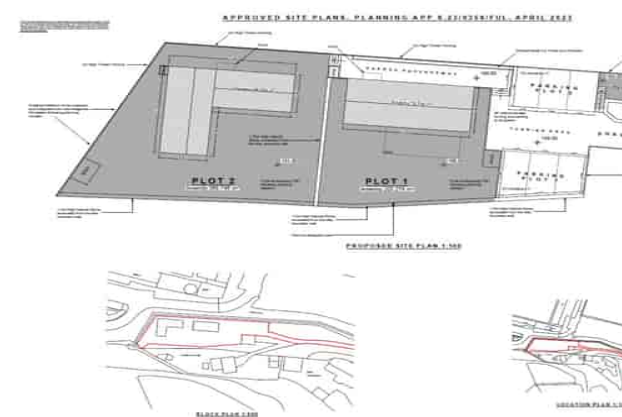




Building Plot at Highwoods, Nailsworth, Gloucestershire, GL6 0TG
£450,000

PETER JOY
Sales & Lettings



Building Plot at Highwoods, Nailsworth, Gloucestershire, GL6 0TG

A building plot with planning permission to build two detached statement houses in an unrivalled location high above Nailsworth on the side of the Newmarket Valley with a first class outlook and a sunny aspect - Planning reference S.23/0358/FUL



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

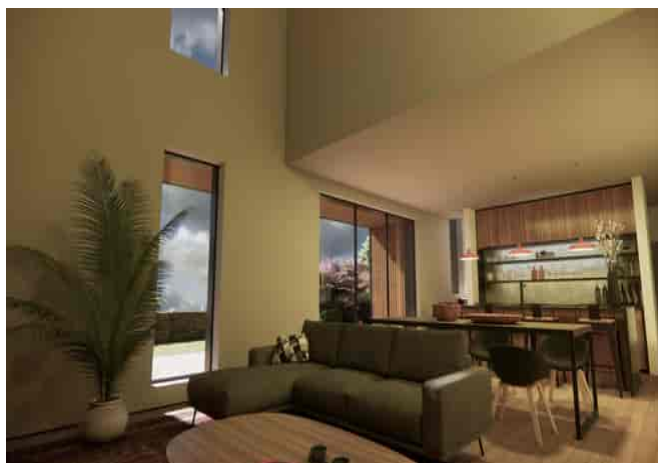
Email: nailsworth@peterjoy.co.uk



Description

Here is a unique opportunity to acquire a building plot (Planning reference S.23/0358/FUL) in an elevated spot at the end of a track above Nailsworth with fantastic views across the Newmarket Valley. Planning permission was originally granted in 2020 for two dwellings. A prominent, locally based architectural designer saw the potential of the site and purchased it, with a plan to fully realise the potential of the land by radically redesigning the two planned houses to create something truly worthy of the position. Permission has now been granted for two statement properties that will make the absolute best of the south facing position and first class outlook.

The two proposed properties differ in size and layout but are joined by a consistent design narrative. The larger house will extend to some 2000 sq.ft and will comprise a welcoming entrance area, a magnificent kitchen/family room, a living room and a study on the ground floor. Upstairs there will be landing, superb principal suite with double bedroom with balcony, dressing room and shower room, two further bedrooms and a bathroom. The second property may be smaller in stature but it is no less grand a design, with a planned entrance area, shower room, open living area with a dramatic double height vaulted ceiling, study and shower room on the ground floor. A principal bedroom with en suite shower room, second bedroom, bathroom and a flexible landing space that might be used as a work from home space will sit above, on the first floor. The very latest build ideas have been used in the design process, with both houses connecting perfectly with the rather special location.



Outside

The properties will benefit from parking and gardens. The properties will be set at the back of the plot, with the gardens at the front, so they will make the very most of the super view into the Newmarket Valley and the southerly aspect. The parking will be to the side of the houses, keeping vehicles out of sight so as not to compromise the lovely outlook.

Location

The plot is at Forest Green, just below the football ground, and is accessed from Bunting Way. This hidden access, at the very end of the road, leads onto an unmade track, with the plot found at the end. Nailsworth is less than a mile away and there you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople who have an annual arts festival. The town also offers a post office, butchers, grocery shops, doctors, dentists and a public library. Approximately 4 miles away is Stroud Town offering several good secondary schools, further food, grocery & clothes shopping; further cafes, restaurants and bars; leisure activities including Bowling, a Cinema, leisure centre with a lido and tennis courts. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol are only about 35 minutes by car from Nailsworth, with Cirencester, Cheltenham and Gloucester also easily commutable.

Directions

From Nailsworth centre proceed up Spring Hill. This becomes Nymphsfield Road - take the fourth turning into Barnfield Road and follow on into Lawnside. Turn right at the end, then left into Bunting Way, then right again. Continue to the end of the road and turn right in between numbers 43 and 45, following the tarmac drive. Bear right, and this becomes a track. Keep right and the plot can be found at the end, set below the Football stadium.

Property information

The plot is freehold. There are no services currently connected to the site but the owner is happy to share the location of the most convenient connection points with a prospective buyer. Council Tax TBC. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services (once connected) available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the houses once built.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



[illegible]

Floor Plan Details:

- Bathroom:** A: 7.12 m²
- CLOAKS:** (Closet)
- EN SUITE:** A: 4.912 m²
- DRESSING:** A: 2.08 m²
- LANDING:** A: 12.529 m²
- Bedroom (Top Right):** A: 14.78 m²
- Bedroom (Middle):** A: 7.263 m²
- Bedroom (Bottom Left):** A: 13.239 m²
- BALCONY:** A: 6.050 m²

Overall Dimensions: 11.795 m (width) x 13.300 m (length)

13.000

SH RM
A. 5.500 sq'

BOOT
A. 5.500 sq'

OFFICE
A. 7.101 sq'

KITCHEN
48.000 sq'

DINING, LIVING
48.000 sq'

DECK PATIO

Floor plan of the second floor. The plan shows three bedrooms, a bathroom, a landing, and a large open area. The dimensions are as follows:

- Bedroom 1:** 15.740 m²
- Bedroom 2:** 8.540 m²
- Bedroom 3:** 8.888 m²
- Bathroom:** 5.035 m²
- Landing:** 8.195 m²
- Open Area:** 15.740 m²

The overall dimensions of the floor plan are 11.100 m by 11.100 m. The plan also shows a staircase labeled 'DN' and a large 'open' area on the right side.



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- This is a **medium sized** set of **questions** to be **answered** and is **based** on a **topic**
- **Complex** **concepts** **explained**, the **information** is **not** too **easy**
- **Self** **tests** **with** **extra** **and** **is** **corrected**
- **Reviewed** **and** **revised** **correct** **answers**
- **With** **all** **answers** **at** **the** **end** **of** **the** **section**
- **There** **is** **not** a **chapter** **introduction** **and** **conclusion**, **the** **pages** **are** **numbered**
- **Presented** **as** **document** **with** **links** **and** **is** **easy** **to** **use**, **download** **and** **print**

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