



Mandalay, Middleyard, Kings Stanley, Gloucestershire, GL10 3QD
Price guide £900,000



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A unique opportunity to purchase a detached bungalow in a quiet location in Middleyard, Kings Stanley with a large garden, double garage and a separate plot of land with outline planning permission to build four detached houses (S.22/2173/OUT) (Draft Details)

EXISTING BUNGALOW WITH SUN ROOM, INNER HALL, 17' SITTING ROOM, 14' KITCHEN/BREAKFAST ROOM, REAR LOBBY, CONSERVATORY, THREE BEDROOMS, BATHROOM, LARGE ESTABLISHED GARDEN, DOUBLE GARAGE AND PARKING, SEPARATE BUILDING PLOT WITH OUTLINE PLANNING PERMISSION FOR FOUR DETACHED HOUSES.



Viewing by appointment only

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Description

Peter Joy are delighted to offer this unique site to the market - a detached bungalow with a lovely garden and double garage and a second plot of land with outline planning permission to build four detached dwellings. Mandalay is a individual detached bungalow situated in a good position along a private drive in popular Middleyard, Kings Stanley. This location allows for easy access to the local amenities and good schools, with countryside and woodland walks just up the lane. The property is built using traditional methods under a pitched roof and offers spacious accommodation arranged over one floor. This comprises a garden room, inner hall, 17' sitting room, 13' conservatory, 14' kitchen/breakfast room, side lobby, three bedrooms and a bathroom, with a useful attic above.

There is a further plot of land above Mandalay, in addition to the garden space of the bungalow, and this area has outline planning permission (S.22/2173/OUT) to build four detached dwellings. Three of the properties will measure c.1000 sq.ft, and the fourth will measure c 1800 sq.ft. These properties will benefit from a good outlook, parking and gardens. All in all, a superb opportunity for a developer - call 01453 833747 to discuss.

Outside

The existing property benefits from a large, established garden, parking and a double garage. The majority of this garden is to the front and the side, with level lawns surrounded by mature planting and trees. The parking and double garage are beyond the property, with a large shed to the side. The building plot is above the existing property, with the boundary between the grounds of the bungalow and the building plot separated by a line of conifers.

Location

The village of Kings Stanley benefits from a range of amenities and two good schools with straight forward access to the motorway also close by. Stonehouse is approximately a mile distant and offers a good range of shops and amenities within its level High Street with primary and secondary schools also within the vicinity. Stonehouse railway station offers a direct line to London (Paddington). Junction 13 of the M5 motorway is approximately two miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

Directions

From our Nailsworth office turn left along the A46 and proceed in the direction of Stroud for approximately two miles. Turn left into North Woodchester and continue up Selsley Road. At the top of the hill turn right and follow the road along the common. Take the left hand turn into The Grove. At the end of the road turn left to Middleyard, Selsley West and King Stanley. Follow the road through, passing the turning for Orchard Close on your right and Coldwell Lane on the left. The drive for the property and the plot can then be found on the left, before the old Baptist Chapel on the right.

Agents Note

We understand that the mouth of the driveway leading to the bungalow and the building plot needs to be widened as part of the planning agreement to allow the prospective buyer to build the four new build units.

Tenure

Freehold

Services

We understand that all mains services are connected to the existing bungalow.

Council Tax

Band - E (existing bungalow)

Local Authority

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



Middleyard, Kings Stanley, Stonehouse, GL10

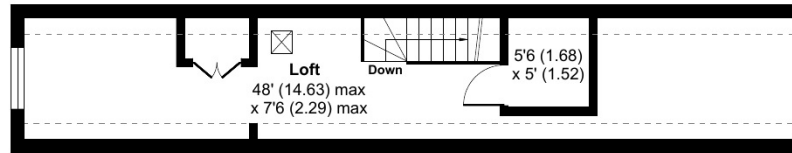
Approximate Area = 1583 sq ft / 147 sq m (excludes lean too)

Limited Use Area(s) = 96 sq ft / 8.9 sq m

Garage = 220 sq ft / 20.4 sq m

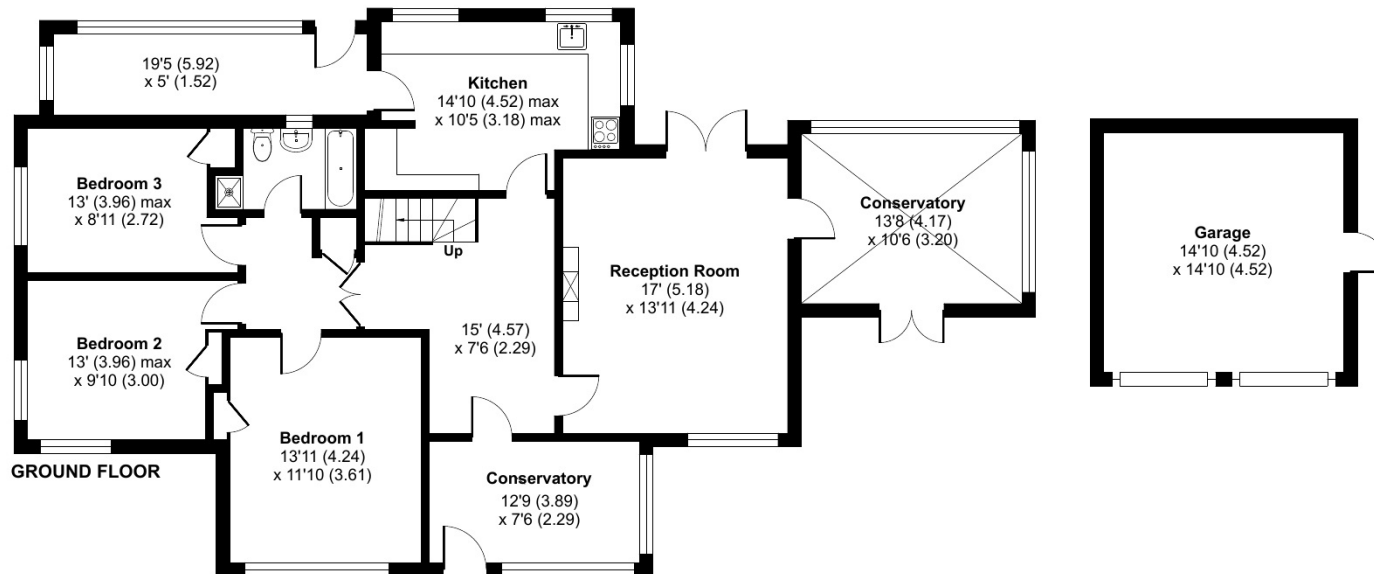
Total = 1899 sq ft / 176.3 sq m

For identification only - Not to scale



FIRST FLOOR

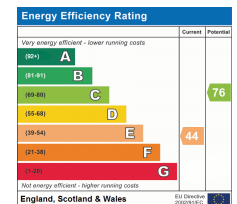
Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1039511



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.