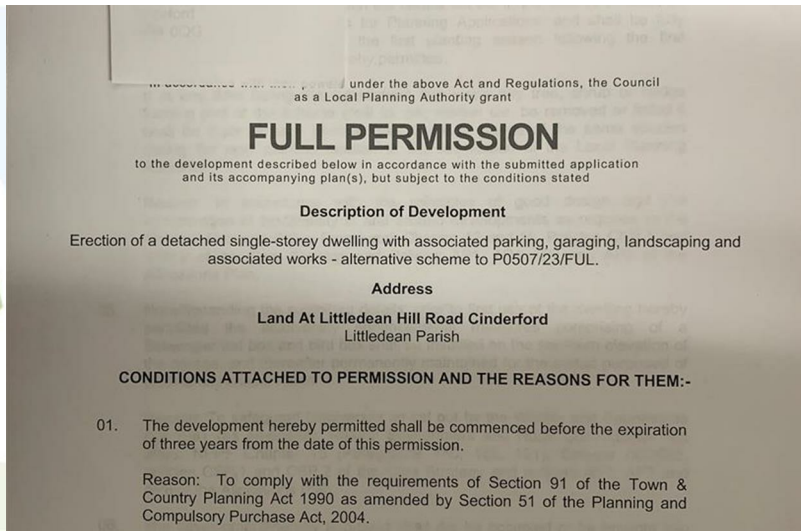
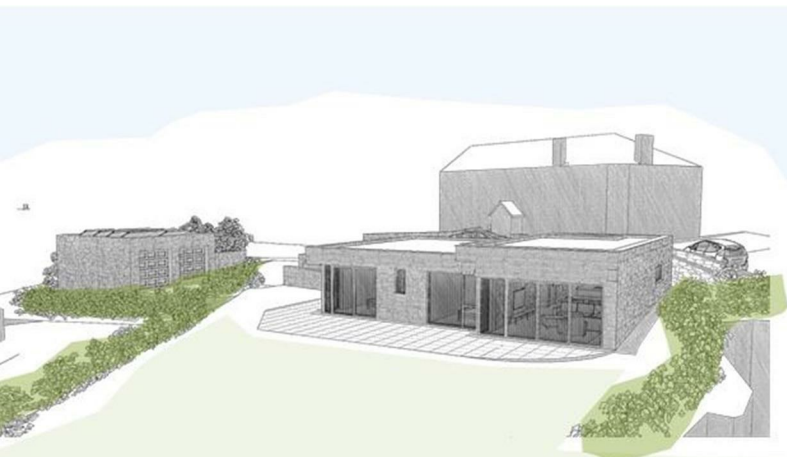




Littledean Hill Road

Cinderford, GL14 2BN

Price Guide £150,000



Guide Price £150,000 – Best Offers in Writing – 31st May – 5:00pm

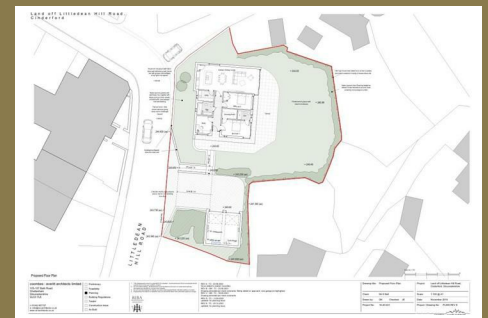
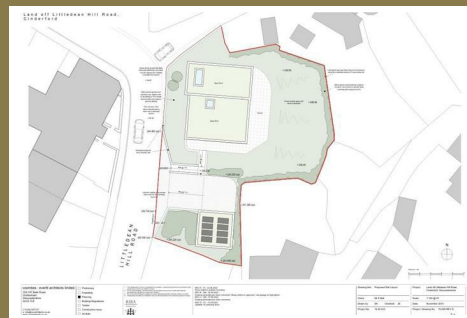
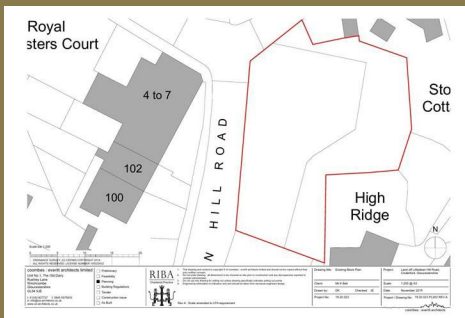
An exceptional and rarely available building plot with a distinctive and imaginative design, offering something truly different from the traditional development opportunities currently on the market.

The plot is expected to generate significant interest from both local and out-of-area buyers seeking a one-of-a-kind project.

Due to the anticipated level of demand, the property is being offered for sale by informal tender (sealed bids), allowing interested parties to put forward their best offers.

Guide Price: £150,000+

Further details available upon request.



Agent's Note

An exciting opportunity to acquire a building plot on the highly regarded Littledean Hill Road in Cinderford. The site currently benefits from FULL PLANNING PERMISSION (P1660/23/FUL) for the erection of a detached single-storey dwelling (130 square meters or 1400 square foot) with associated parking and garaging, presenting an excellent prospect for those looking to build a bespoke home in a sought-after location.

Ideally positioned within Cinderford's prime spot and most well-regarded and popular residential areas, the land enjoys spectacular views of the surrounding countryside and River Severn and beyond.

Chosen Method of Sale :

The chosen method of sale is to offer the property to all interested parties with a date in which to produce your written offer to purchase the freehold commercial property known as The Foresters Land, Littledean Hill Road, Cinderford, Gloucestershire. GL14 2BN. There are a number of questions below which will need to be answered and enable us, as agents, to approach the seller for their informed consideration.

1. The date to submit your offer by is 31st May 2026, no later than 5:00pm that day.
2. This offer/bid is to be made to the sellers will inform the agent of the successful bidder as soon as possible and therefore a delay of several days is likely due to family consultation. Dean Estate Agents will inform all those that have offered of the outcome and again must re-iterate

that the seller may not accept the highest offer.

3. Your full names, address and contact numbers are to be supplied in the offer letter.

4. You may email any offer to sharon@deanestateagents.co.uk although you may wish to consider your offer to be private and, in this respect, please make your written offer via sealed envelope which will be receipted by Dean Estate Agents and delivered to the seller. Please mark the envelope FAO: The Executors of the estate of the late Keith William Bell - C/o Dean Estate Agents Ltd – Mrs Sharon Vickers. Dean Estate Agents Ltd, 4a Dockham Road, Cinderford.GL14 2AQ.

5. The preferred delivery method of offer is by sealed envelope, again made to 'The Executors of the estate of the late Keith William Bell' C/o Sharon Vickers – Dean Estate Agents Ltd. Dean Estate Agents Ltd, 4a Dockham Road, Cinderford.GL14 2AQ. Your offer will be submitted to the seller by 6:00pm on 31st May 2026.

6. You are to make clear your financial status, whether you are relying upon financing from a third party, have a property to sell and if so, any chain details together with the contact information of your selling agent.

7. It is assumed that you have read the property details and any notes contained within the Dean Estate Agents property brochure.

8. Please also confirm that subject to conveyancing matters being straightforward, your expected completion timescales.

9. A period of exclusivity will be offered to the successful bidder of 4 weeks after which the seller may re-consider re-marketing if no or little progress has been made to

purchase the property.

10. The seller is under no obligation to accept the highest offer and due consideration will be given to all offers received in writing via the agent.

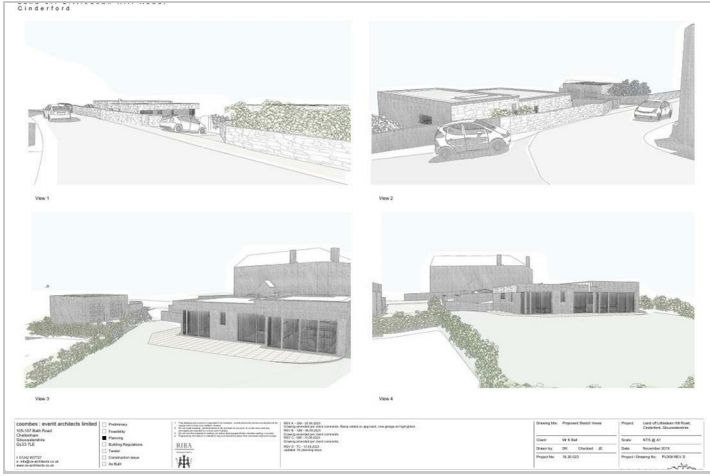
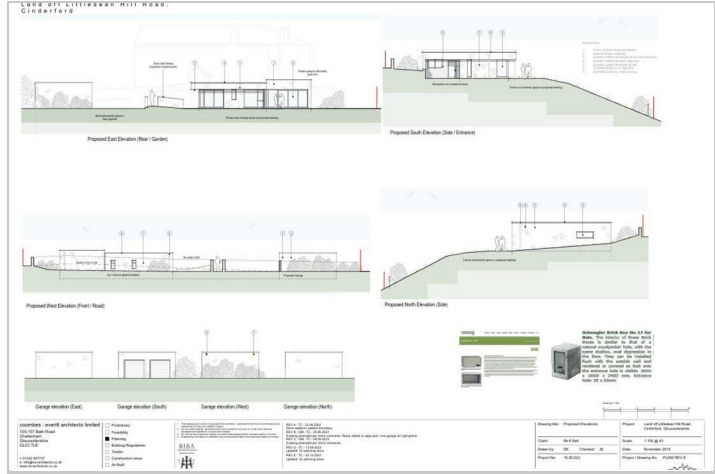
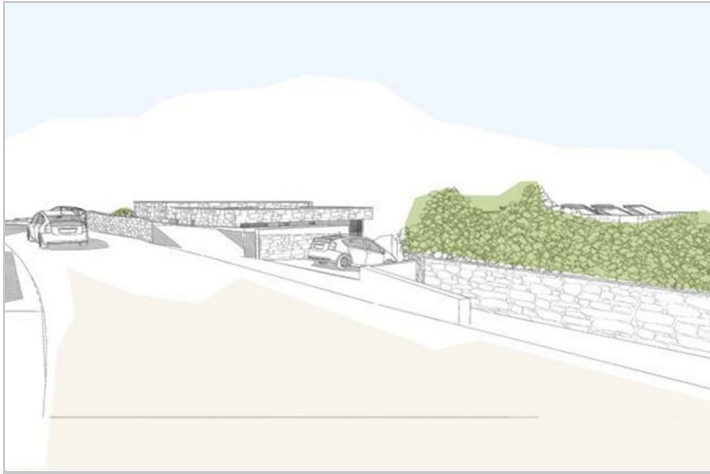
11. The liability to pay the agents fees is solely with the seller and buyers should be aware that their offer is to purchase land and not to pay any fees to the selling agent. Both parties to be responsible for their own legal conveyancing costs, unless otherwise agreed.

Note:
The sellers will inform the agent of the successful bidder as soon as possible and therefore a delay of several days is likely due to family consultation. Dean Estate Agents will inform all those that have made an offer of the outcome

and again must re-iterate that the seller may not accept the highest offer.

Refusal to divulge required information will affect consideration of your offer by the seller, we therefore request that you answer each question factually.

In summary, we are proposing to seek the buyer who will offer the best price, who is in the most proceedable position and is ready to instruct conveyancing firms immediately. Please note however, that should the minimum figure not be achieved, the seller may return to the property market to achieve the sale figure required.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

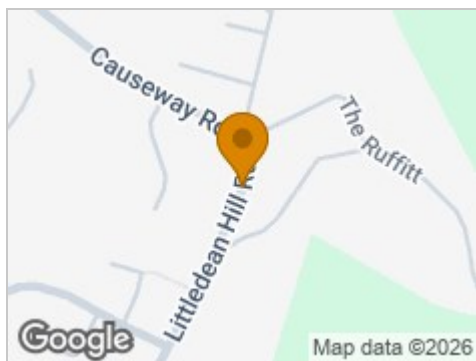
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

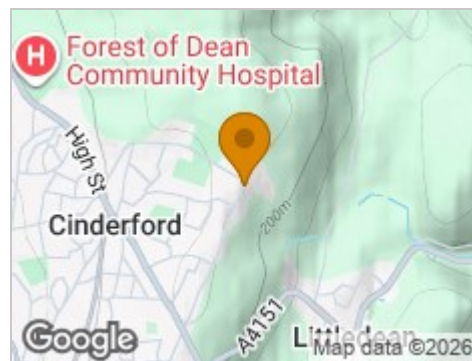
Road Map



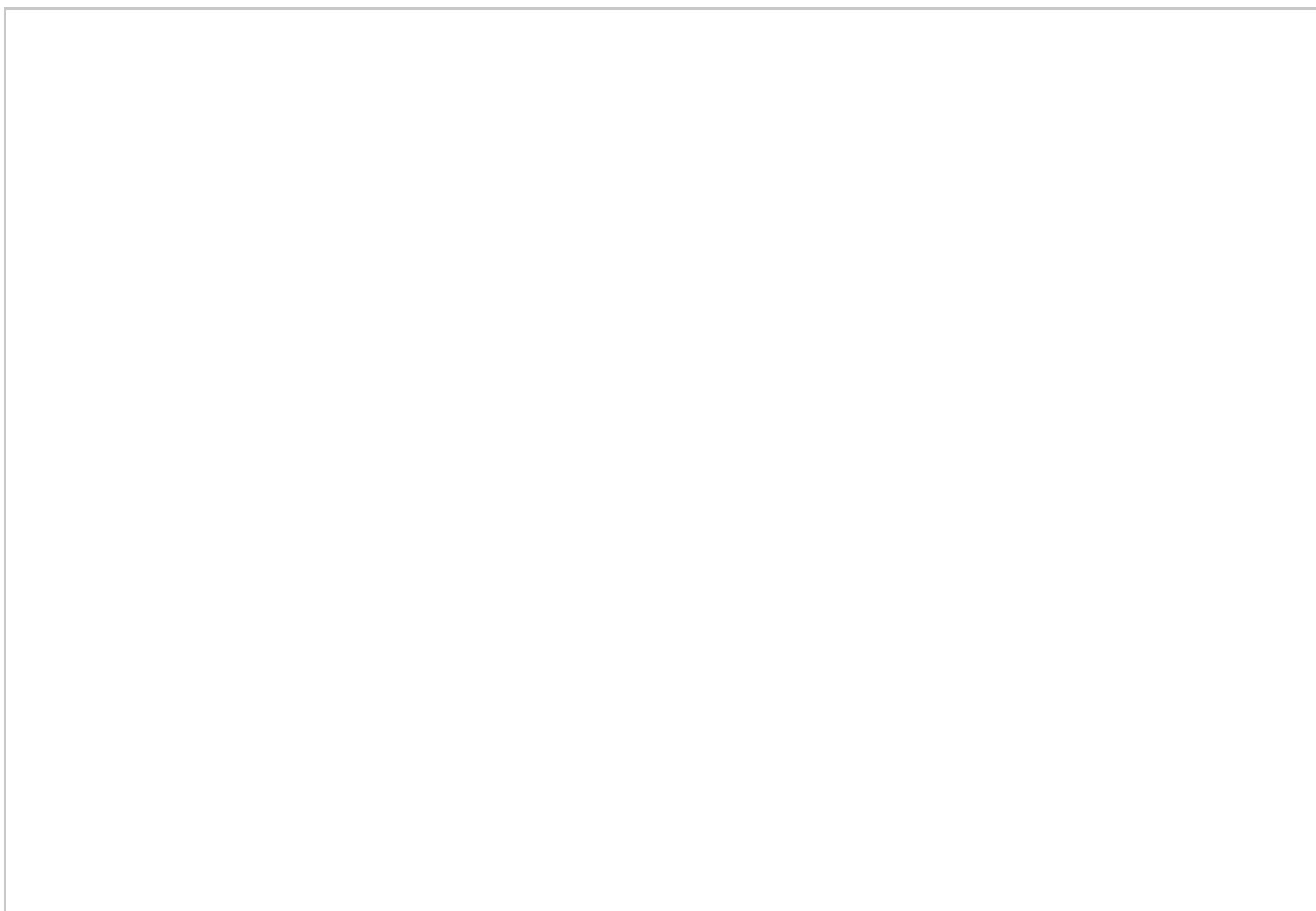
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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 of the property.