

## Land Adjacent Gracedale, Old Bristol Road, Nailsworth, GL6 0LE



Superb development opportunity in an elevated position • Stunning views across Nailsworth • Outline planning granted for 1 no. self-build dwelling • Viewings by appointment only • For sale by private treaty

**Guide Price £200,000**



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Perry Bishop are pleased to bring to the market a site in the heart of the popular town of Nailsworth.

The site which is in an elevated position with lovely views, currently holds 4 single garages and garden land to the neighbouring property of Gracedale.

The land has outline planning for 1 no. self-build dwelling with all matters reserved for future consideration (S.24/0817/OUT).

Accessed off Old Bristol Road, the driveway slopes slightly down towards the garages, the garden land is behind and is completely flat, the front boundary faces west and has views over Nailsworth, the back boundary is flanked by the wall of the Old Bristol Road.

## Location

Nailsworth has a supermarket, delicatessens including the acclaimed Williams Kitchen fish market and food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques and 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 and clothes shopping; further cafes, restaurants and bars; leisure activities including Bowling, a Cinema, leisure centre with a lido and tennis courts. Stroud also offers several good secondary schools including a boys and a girl's grammar school.

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.

## Viewings

Viewings are by appointment only. Please contact the Land team on 01453 837322 to make arrangements to view.

## Directions

From the roundabout in Nailsworth head south on the A46 signposted Bath and Horsley, head up the hill to the right and follow the road around to the left, on the bend take the Right hand turning onto the Old Bristol Road after 200 meters take a hard right hand turning into Arnold's Lane the land is at the end of the lane including and behind the 4 garages.

## Services & Tenure

There are no services connected, but there are connections from Old Bristol Road.

## Town and Country Planning

The land has outline planning for 1 no. self-build dwelling with all matters reserved for future consideration (S.24/0817/OUT).

Stroud District Council / [www.stroud.gov.uk](http://www.stroud.gov.uk) / 01453 766321

## Method of Sale

The site is for sale by private treaty with a guide price of £200,000.

Conditional agreement offers subject to planning will be considered.

For a lesser value a sale could be agreed with a further payment once planning has been approved.

## Information Pack

An information pack is available from our website page containing details of the outline planning granted.













FRONT ELEVATION - (East).





2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)

[perrybishop.co.uk](https://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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