



## **Ordnance Cottage, Alvington, Lydney, Gloucestershire, GL15 6AU** **A rare development opportunity**

Two bedroom cottage, building plot with planning consent for 4 bedroom house and pasture paddocks. In all about 1.20 acres

For Sale by Public Auction as a whole in one lot

By direction of Mr G Rogers

## Ordnance Cottage, Alvington, Lydney, Gloucestershire, GL15 6AU

Lydney 3 miles • Chepstow 6 miles  
(distances approximate)

Ordnance Cottage is conveniently situated alongside the A48 between Lydney and Chepstow in the village of Alvington.

Both Lydney and Chepstow offer a comprehensive range of shopping and sporting facilities with a number of schools for children of all ages.

The A48 offers good connections to Chepstow and the M48 and M4 providing easy access to the regional centres of Bristol, Newport and Cardiff, and the Midlands via Gloucester and the M5.

The whole property comprises a two bedroom cottage, garage, gardens, a building plot with planning permission for a four bedroom detached house, orchard and pasture paddocks, all in a semi-rural position backing onto farmland.

### The Cottage

A two storey semi-detached cottage with the following accommodation (measurements approximate):

#### Downstairs:

Entrance Porch, Hall, Sitting Room (11' 7" x 9' 6"), Dining Room 15' 2" x 9' 1"), Kitchen (10' 2" x 10'), Wet Room (8' x 7'), Utility Room with external access (10' x 7'2")

#### Upstairs:

Bedroom 1 (17'10" x 9' 6"), Bedroom 2 (9'10" x 9' 1"), Bathroom

### The Building Plot

Planning consent for the erection of a new detached dwelling and garages was granted on 18th January 2017 by the Forest of Dean District Council (planning reference number P0087/17/FUL). The accommodation comprises:

#### Downstairs:

Porch, Hall, Study, Lounge, Dining/Family Room, Kitchen, Utility, WC

#### Upstairs:

Master Bedroom (ensuite), Bedroom 2, Bedroom 3, Bedroom 4, Bathroom

The area of the planning consent is identified by green cross hatching.

### The Gardens, Orchard and Paddocks

To the side and rear of the property there is a large garden area, orchard and level pasture paddocks.

In all the property extends to about 1.20 acres (outlined in red).

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments, etc., are specifically excluded but may be available by separate negotiation. The condition of the equipment is not guaranteed, and no warranty or serviceability can be given by the vendor.

### Services

Cottage – Mains electricity, water and drainage. Oil central heating. Virtually all double glazed.

### Outgoings

Cottage – Council Tax Band C

### Local Authorities and Service Providers

Gloucester County Council: 01452 425 000

Forest of Dean District Council: 01594 810 000

Electricity: 08456 013 341 (Western Power Distribution)

Severn Trent Water: 0800 783 4444

### Town and Country Planning

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come into force and also subject to any statutory permission or byelaws without any obligation on the part of the vendor.

### Rights of Way and Easements

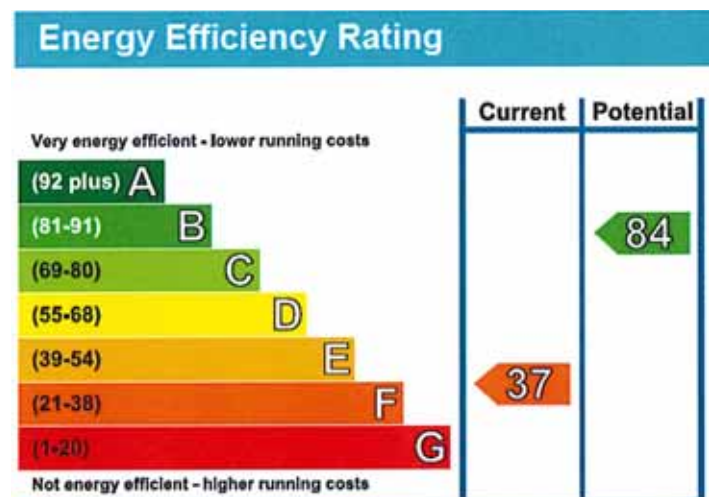
This property is sold subject to and with the benefit of all rights including rights of way (whether public or private), light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or gas or other pipelines whether referred to in these particulars or not.

### Boundaries

Prospective purchasers shall be deemed to have full knowledge of the boundaries and neither the Vendors nor Auctioneers will be responsible for defining the boundaries or ownership thereof. In particular, no objection shall be taken by the Purchaser to any variation in areas given on the deeds.

### Sale Plan, Areas and Schedules

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The position of grid references have been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no obligation shall be taken by the purchaser to any variation in areas on the deeds.





- LANDSCAPE DETAILS**
- A - 100mm dia approx. Asto Packdrain or similar installed to manufacture details run to soakaway (SK)
  - B - New access is set back a min. 4.5m off the carriageway with 3.2m radius sightlines from a 1.5m high kerb and 1.5m high kerb on the other side of the carriageway. The kerb on the other side of the carriageway must free from other structures and be a minimum 1.5m high.
  - C - Visibility splays that be provided from a point 0.6m above ground level at the parties of the access to the application site and 2.4m back from the roadside edge of the carriageway (measured perpendicular) for a distance in each direction along the roadside edge of the formed wheel wald subject the visibility described above.
  - D - Driveway & parking to be surfaced in hydrotect permeable block paving - Anisique 80mm (chevron) by Termac Ltd or similar.
  - E - Existing wall to be removed to accommodate visibility splay.
  - F - New 1100mm high approx. stone board wall.
  - G - Install overhead security unit VLP 'Plan Reflector' details. Cantar - S-6500 lites, Home System or similar approved.
  - H - 100mm dia porous pipe run to soakaway. (SK)
  - I - Existing Soak Pipe to be removed. (Management of trees within conservation area) ref: P0397/09 TCA
  - J - Existing Walnut tree to be removed.
  - K - New 1.8m high pressure treated close board fencing (Natural Finish)
  - L - New driveway and turning area constructed as detailed below. (2.8m wide)

- Construction Details:**
- 30mm Compacted stone dust.
  - 50mm - 70mm Approx. Gravel depth.
  - 250 - 300mm depth sub-base of Type 1 granular material.
  - 100mm depth of 100mm dia porous pipe to soakaway.
  - Existing to new driveway to be 150, 225mm pressure treated gravel board.
- Material Plantation**
- Soak Pipe (SP)
  - Field Maple (Acer campestre) 1.8 - 2.1m feathered (6 - 8cm girth (FM))

**Planting Notes:**

Planting notes to be leg related to a depth of 200mm. In turf related areas to a depth of 100mm. All beds to be hand dug to the required depth and incorporate compost to break up compaction.

Soil around all plants to be watered with 10 litres of water per plant immediately after planting to ensure settling of soil around root ball.

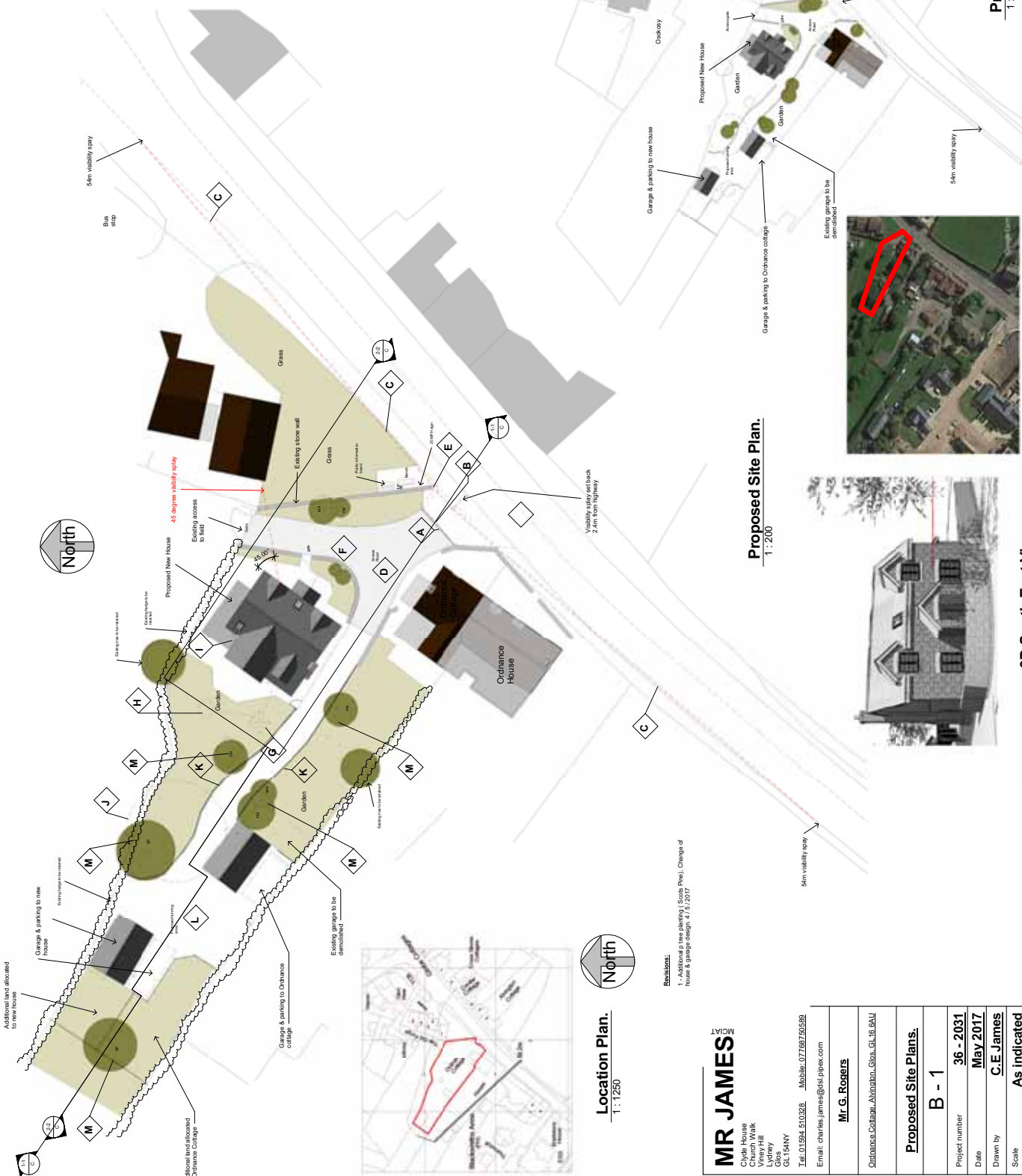
All planting beds to be covered with 100mm settled depth of compost Bark mulch after

**Planting Schedule:**

(Planting is undertaken in the month of October. Major planting season then 10L container plants are used to suit the conditions for winter).

**Support and Protection:**

All trees to be planted with two shovels (1250mm long, 750mm above ground) stakes with cross x 75mm. Where appropriate trees to be protected with 1000mm high spiral rabbit guard supported by stakes or canals.



3D South East View

Proposed Site Plan.  
1:200

Proposed Site Plan.  
1:500

**MR JAMES**  
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**Mr. G. Roberts**  
 Ordnance Cottage, Avonmouth, Glos., GL16 6AU

| Proposed Site Plans. |              |
|----------------------|--------------|
| <b>B - 1</b>         |              |
| Project number       | 36 - 2031    |
| Date                 | May 2017     |
| Drawn by             | C.E. James   |
| Scale                | As indicated |

Location Plan.  
1:1250

**Revisions:**  
 1 - Additional site plan (Access Price), Change of house & garage design (1/2017)

## Important Notice

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10. Plans are not to scale and for identification purposes only.

Particulars and photographs taken May 2018.

## Tenure and Possession

The property is offered with freehold tenure with vacant possession upon completion.

## Mode of Sale

The property will be offered for sale by public auction at The Globe Inn, Alvington, GL15 6BA, on Wednesday 11th July 2018 at 6.30pm.

## Conditions of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendors' solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read out at the sale and any purchaser will be deemed to have knowledge of such conditions of sale, whether inspected or not, and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

## Vendor's Solicitors

Dobbs & Drew Solicitors, Blue Rock House, Blue Rock Crescent, Bream, Lydney, Gloucestershire, GL15 6LW. Tel: 01594 562239  
Email: sue.drew@dobbsanddrew.co.uk

## Reserve

The property is subject to a reserve price and the vendor and their agents shall be entitled to bid up to the reserve.

## Anti Money Laundering Regulations

All intending purchasers must register on arrival at the sale room and should bring photo I.D. for example a passport or driving licence together with current residential I.D. such as a utility bill in their name.

## Viewing

By prior appointment with the vendor's agents. Prospective purchasers should be aware that inspections are made entirely at their own risk and that neither the vendor nor their agent accepts liability.



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