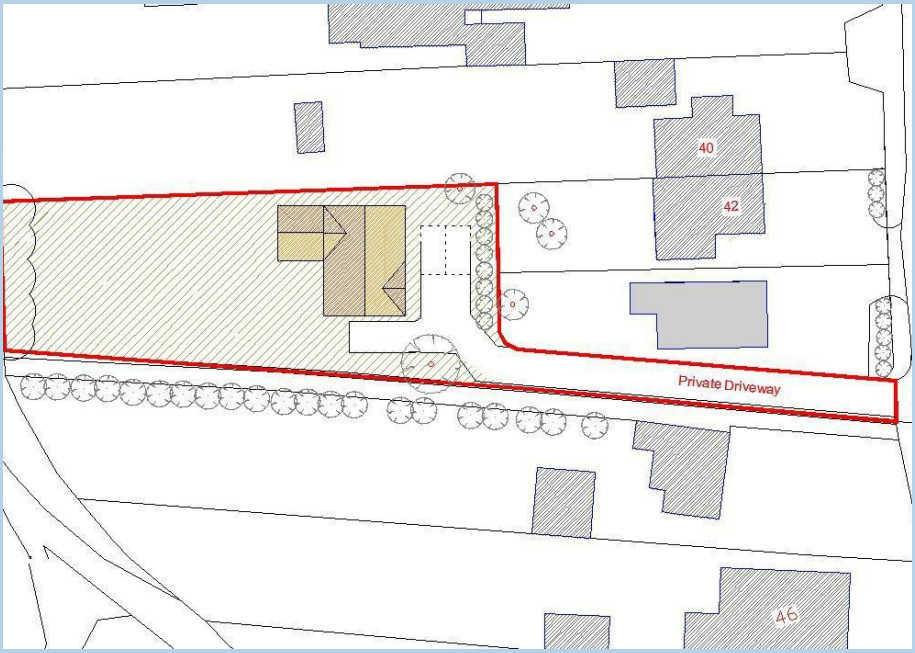
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

Plot at 42 Everlands, Cam, Dursley, GL11 5NL

Asking Price

£249,000













A rare opportunity to acquire an approx. ¼-acre freehold building plot in a sought-after Cam location, with Outline Planning Permission for a substantial 220m² detached family home (shown as grey shaded area on the images). The plot offers a large rear garden, private driveway, parking and space for a double garage, with potential for a second dwelling subject to planning. Self-build design, planning and fixed-price build support is also available through the sellers.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

The Property Ombudsman · propertymark

Plot at 42 Everlands, Cam, Dursley, GL11 5NL

SITUATION

The land is set on this extremely popular road between Cam and Dursley centres. Situated at the base of the Cotswold escarpment and close to local beauty spots in both the Severn Vale and the Cotswolds, with the popular villages of Frampton on Severn and Slimbridge, and Cotswold villages including Uley. Nearby facilities can be found in Cam, which has a range of shops including: Tesco supermarket and local traders, including post office, hairdressers and chemist. The village also has doctors and dentist surgeries and a choice of three primary schools. Dursley, which is approximately one mile distance, offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. Dursley town has a swimming pool, sports centre, library, and an 18 hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, turning right after the Fire Station (opposite Lidl), into Kingshill Lane, follow this road to the bottom and as the road bears right, turn left into Everlands, continue for approximately 100 metres and the land can be found adjoining 42 Everlands on the left hand side.

DESCRIPTION

A rare opportunity to purchase an approximated ¼ acre parcel of land in Cam, near Dursley, with Outline Planning Permission (OPP) for a detached family home (indicative OPP 220m2 over two storeys), with very large rear garden, private driveway, parking and space for a double garage. This generous plot has additional potential for a second dwelling, subject to planning.

FOR SELF BUILDERS

The vendors, a local bespoke house builder with expertise in custom and self-build new homes, are offering the option to partner with them for expertise and full support through design and planning, and a fixed-price build package, providing the future homeowner with a unique opportunity to create a truly personalised dream home. There is potential for temporary accommodation to be sited on the plot for the duration of the build. (organised by the purchaser, subject to necessary consents)

AGENTS NOTES

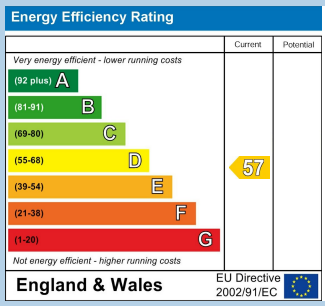
Tenure: Freehold
Services: Water and electric to site with gas available in the road.
Planning ref: S.24/2058/OUT
Prospective purchasers are advised to undertake their own investigations regarding services and planning conditions. All drawings and photographs are for illustrative use only and do not form part of any contract.
There is a historical covenant on the land which has been deemed, for all intents and purposes, unenforceable. For more information please contact our sales office.

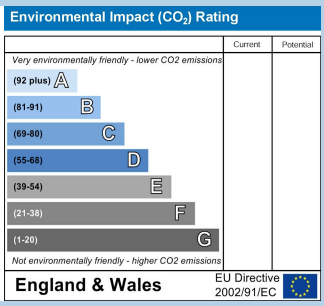
FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.





MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.