

# FOR SALE

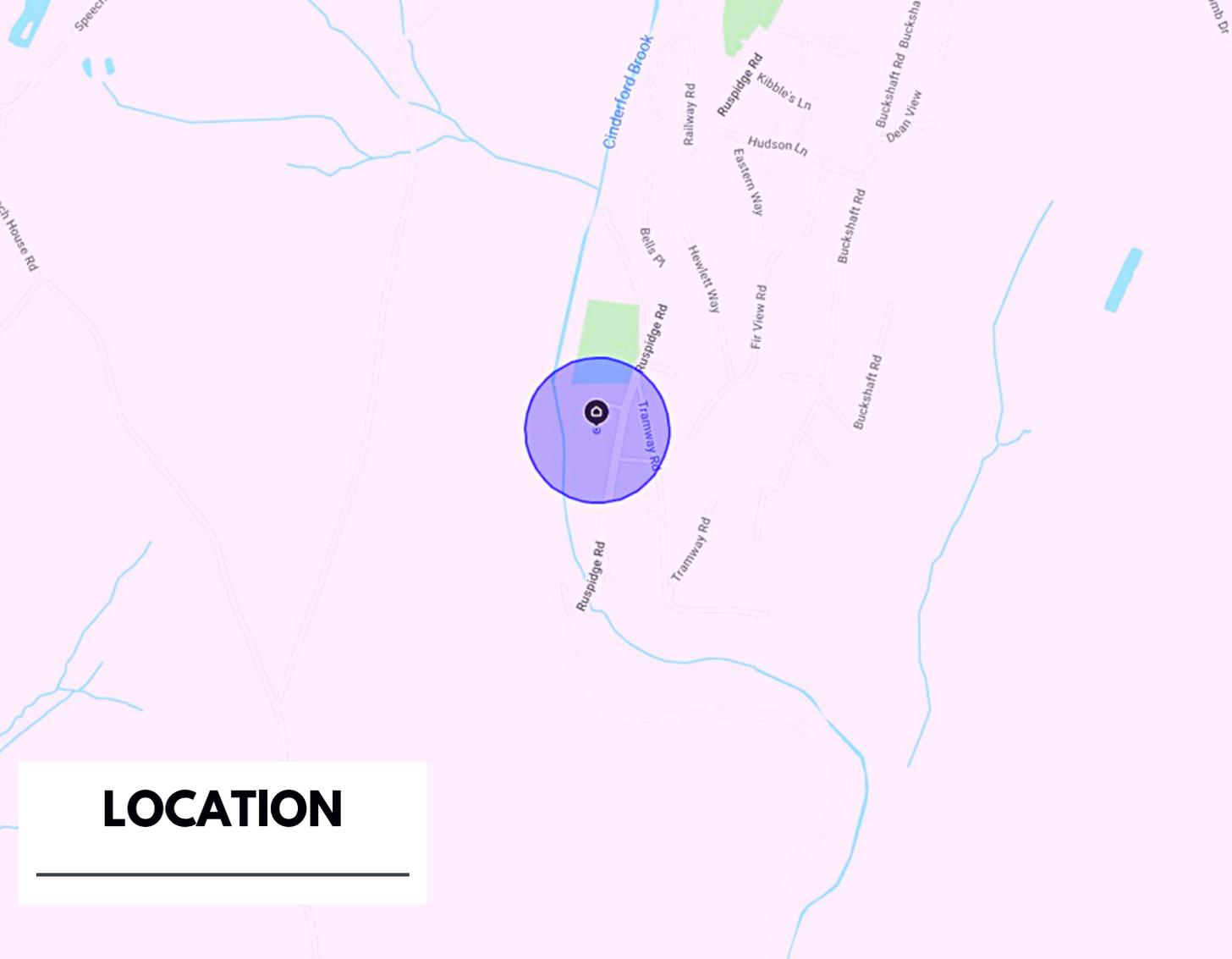
## FENCED AND GATED SITE

### 1.05 ACRES (0.425 HECTARES)



**Eastern United, Ruspidge Road, Cinderford GL14 3AW**

**Direct Vehicular Access | May be Suitable for Commercial or Residential Development (STP)**



## LOCATION

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The Forest of Dean is located on the Western side of Gloucestershire and has a long History of coal and iron mining. Over more recent times the area has developed a strong industrial and manufacturing base.

## DESCRIPTION

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- A fenced and gated site with direct Vehicular access off Ruspidge Road.
- The Site Slopes from the rear to the front boundary adjacent to Ruspidge road.
- The Site has a history of commercial/manufacturing use, however may be suitable for residential or commercial development, subject to obtaining planning consents. Manufacturing ceased a number of years ago at which point existing buildings were demolished.
- The site extends to approximately 1.05 Acre (0.425 hectares).
- The Site benefits from mains services.



## KEY INFORMATION

### QUOTING TERMS

£400,000 for the Freehold Interest.

### LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

### VAT

Prices are quoted exclusively on VAT.



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