

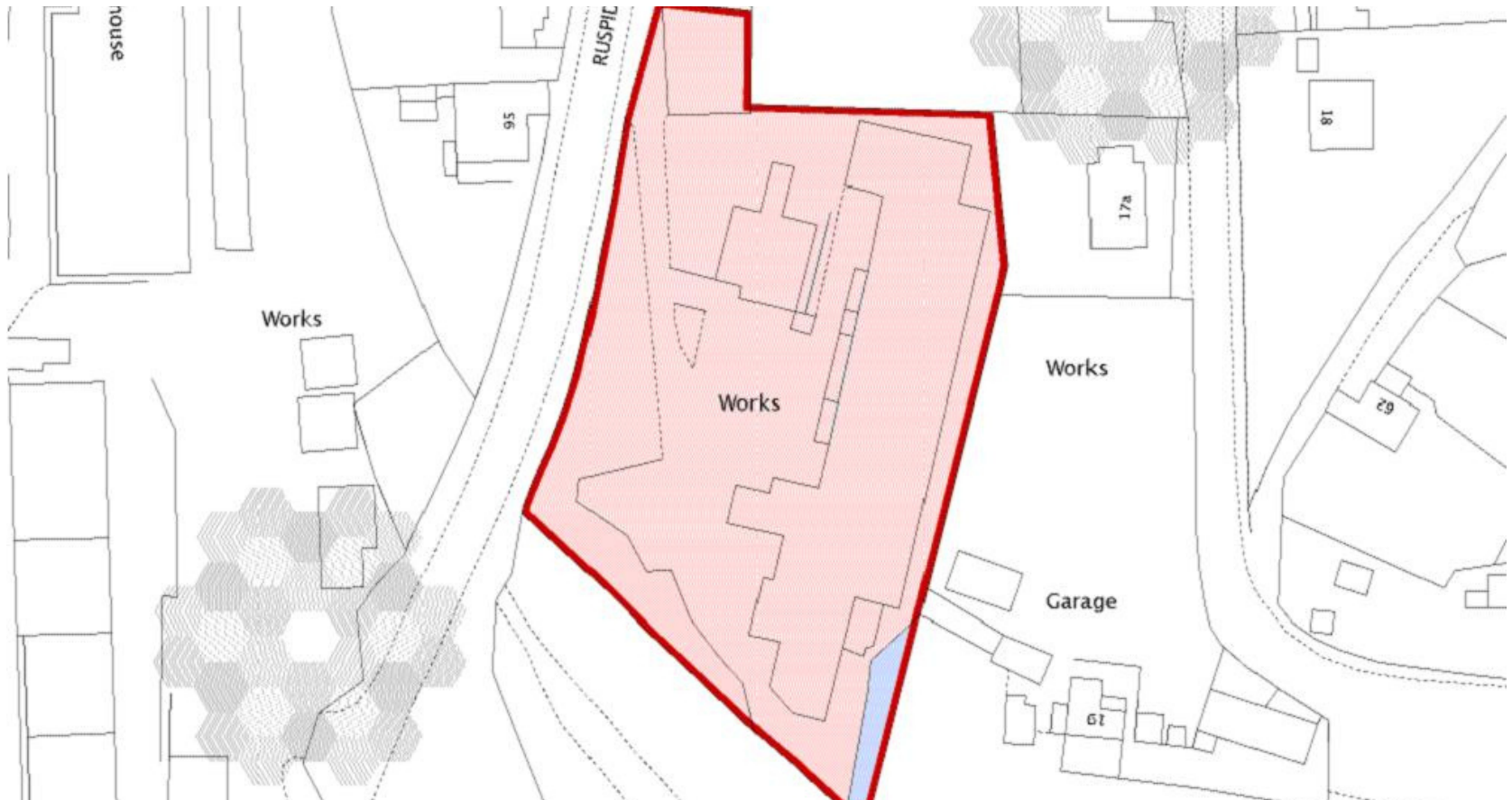
# FOR SALE

## FENCED AND GATED SITE

### 1.05 ACRES (0.425 HECTARES)

**Kurt  
Wyman**

Surveyors & Property Agents



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

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

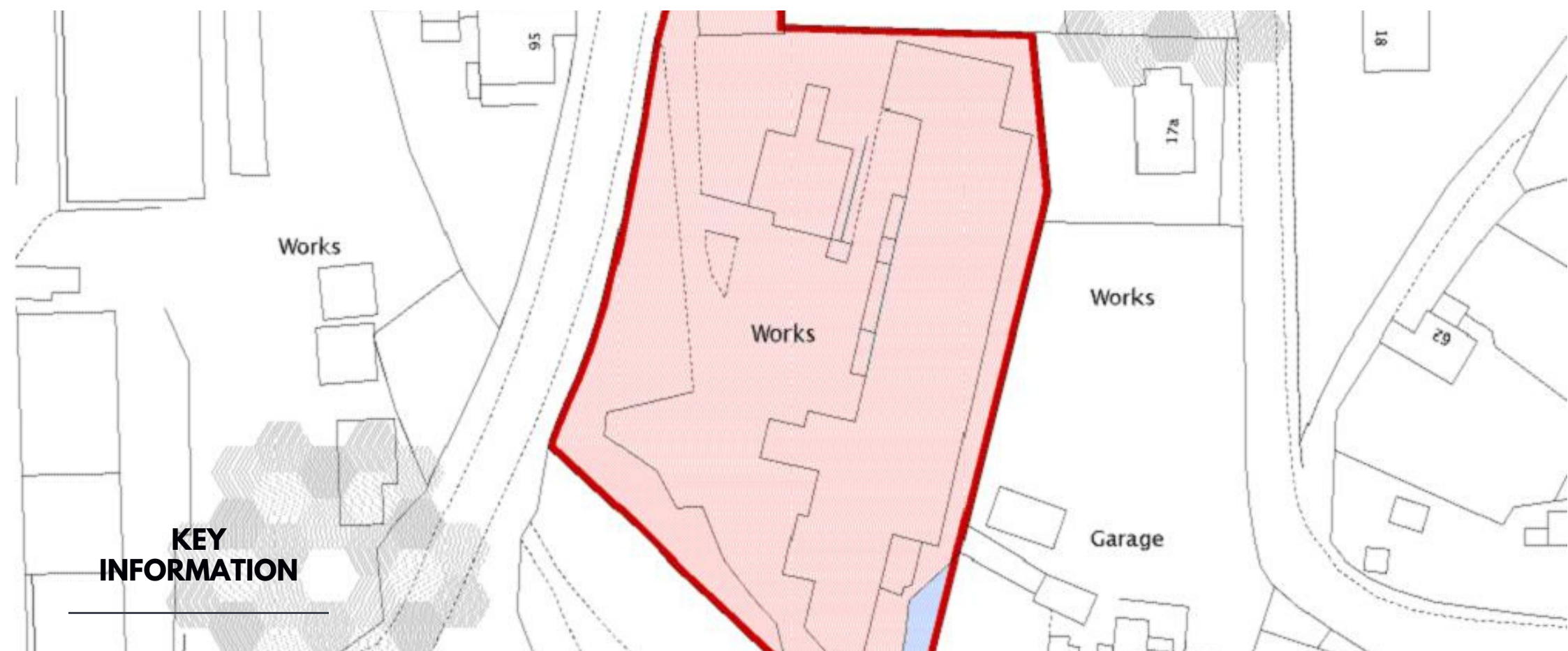
## LOCATION



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

- 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.





**Kurt  
Wyman**  
Surveyors & Property Agents

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

**Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management**