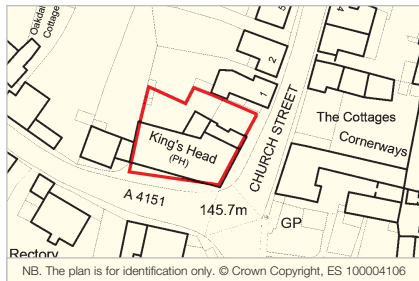


Littledean The Kings Head, Broad Street and The Butchers Shop, Church Street, Nr. Cinderford Gloucestershire GL14 3NH

- **A Freehold Detached Former Public House and Former Butchers Shop**
- Occupying a Site extending to Approximately 0.068 Hectares (0.169 Acres)
- To be offered with Planning Permission for the Conversion of Existing to provide 3 x Two Bedroom Houses and 2 x One Bedroom Maisonettes, to include off-street parking

Vacant Possession



Joint Auctioneer

Michael Tuck Estate Agents.
Tel: 01452 311220.

Seller's Solicitor

Luttons Dunford (Ref: G Gorman).
Tel: 01452 529751.
Email: geoffreygorman@luttonsdunford.co.uk

**VACANT –
Freehold Buildings with Planning
Permission**



Tenure

Freehold.

Location

Littledean is a village in the Forest of Dean, to the west of The River Severn. The property itself is situated on the north side of Broad Street, on the corner of its junction with Church Street. The local shops and amenities are available within the village with the further and more extensive facilities of Gloucester city centre being available to the east. Cinderford is just to the west. The nearby A48 provides access to Gloucester and Chepstow. The M5 Motorway is to the east. The Wye Valley Area of Outstanding Beauty is to the north.

Description

The property comprises a detached public house and butchers shop arranged over ground and first floors beneath pitched roofs.

Accommodation

The property was not internally inspected by Allsop.

Site Area extending to Approximately 0.068 Hectares (0.169 Acres)

The scheme once implemented will provide 3 x Two Bedroom Houses and 2 x One Bedroom Maisonettes.

Planning

Local Planning Authority: Forest of Dean District Council.
Tel: 01594 810000.

Planning permission was granted (dated: Wednesday 7th January 2015) for "change of use from public house with two associated flats to create five residential units". Copy planning permission is available from the auctioneers upon request.

Please email alice.carroll@allsop.co.uk.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.