



**FREEHOLD**

**Guide Price £40,000**



**THE STUDIO, OFF BLAKENEY HILL ROAD, BLAKENEY HILL,  
BLAKENEY, GLOUCESTERSHIRE, GL15 4BT**

- RURAL HIDEAWAY
- MAINS ELECTRIC
- POTENTIAL HOLIDAY RETREAT
- CLOSE TO WOODLAND WALKS

[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)



# THE STUDIO, OFF BLAKENEY HILL ROAD, BLAKENEY HILL, BLAKENEY, GLOUCESTERSHIRE, GL15 4BT

**AN INTERESTING TIMBER CABIN IN A RURAL LOCATION ON BLAKENEY HILL. THE PROPERTY HAS HAD VARIOUS USES OVER THE YEARS AND IS NOW BEING OFFERED TO ALLOW ITS NEXT OWNER TO USE/DEVELOP SUBJECT TO THE NECESSARY CONSENTS - SEE ATTACHED PLAN.**

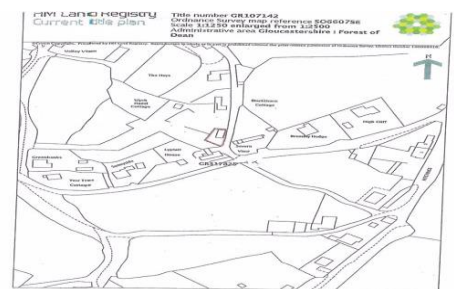
The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

The property is approached via a public footpath off Blakeney Hill Road. There is mains electric connected and we believe there is a water main in the footpath with potential for connection.

**Entrance door to Studio: 30' x 11' (9.14m x 3.35m),**





This is a sketch of the site and the plan does not show the exact location of the site and the site is not shown in the plan. The plan shows the boundary between the site and the surrounding area. The plan is not a legal document and should not be used as a basis for any legal proceedings. The plan is for information only and should not be used as a basis for any legal proceedings. The plan is for information only and should not be used as a basis for any legal proceedings.

**IMPORTANT INFORMATION:** All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 21 July 2017 at 12:43:26. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title plan is available from HM Land Registry, Gloucester Office.



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**