



**Offers in the Region Of
£100,000**



**POTENTIAL BUILDING PLOT, ADJ 5 NORMANS WAY,
RUARDEAN, GL17 9YP**

- **FORMER PLANNING REF: P1741/18/OUT**

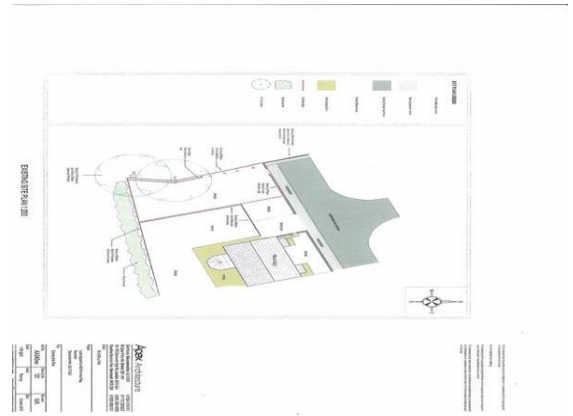
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POTENTIAL BUILDING PLOT, ADJ 5 NORMANS WAY, RUARDEAN, GL17 9YP

RARELY AVAILABLE A POTENTIAL BUILDING PLOT IN THE EVER POPULAR VILLAGE OF RUARDEAN. OUTLINE PLANNING HAD BEEN APPROVED BUT THIS HAS NOW LAPSED. THE FORMER OUTLINE APPLICATION WAS FOR THE ERECTION OF A DETACHED DWELLING WITH ASSOCIATED PARKING, AMENITY SPACE AND ANCILLARY WORKS.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bear' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. Ruardean offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities 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.



PASSIONATE
ABOUT

SINCE 1982