



## LAND FOR SALE

- Productive Pastureland and Woodland
- Approximately 25.54 Acres (10.33 Ha)
- Sold as a whole or in two lots
- Private driveway access
- Water Services
- Suitable for agricultural, equestrian or amenity use (STP).

## Land and Woodland at Beaulieu Farm

Staunton, Coleford, GL16 8PB

**Guide Price £225,000**

**LOT 1: Offers in the Region of £65,000**

**LOT 2: Offers in the Region of £160,000**

An attractive block of approximately 25.54 acres (10.33ha)  
of existing pastureland and Woodland



## DESCRIPTION

### Lot 1

Comprising approximately 5.34 acres (2.16ha) of gently sloping permanent pasture, with a stock fenced boundary. The land has previously been used for grazing livestock, making it well-suited for both agricultural or equestrian use (STP).

### Lot 2

Extending to approximately 20.20 acres (8.17 Ha) of well-maintained woodland with established access tracks throughout. The woodland offers potential for recreational use, forestry activities, or environmental stewardship (STP).

Both lots are available for purchase individually or as a single combined lot

## SITUATION

Staunton is situated within Coleford, a picturesque village located in the Forest of Dean, Gloucestershire. Nestled in a beautiful natural setting, it offers a blend of scenic countryside and charming rural architecture. The village is known for its close-knit community, historic buildings, and access to various outdoor activities, including hiking and cycling in the surrounding forest. Local amenities include quaint pubs, shops, and community spaces.

When using the mobile Application What Three Words;  
///stub.summer.tiredness

## SERVICES

We understand mains water is connected to the property. Purchasers are advised to make their own enquiries with the relevant providers for any service connections.

## BASIC PAYMENT SCHEME

Part of the land is registered under the Basic Payment Scheme (BPS). There are no Entitlements included in the sale. The land is not within any existing Environmental agreements.

## TENURE

Freehold with vacant possession upon completion.

## EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it.

## VIEWING

Unaccompanied at any reasonable daylight hour and with a set of the property particulars to hand. We ask that interested parties contact David James to advise them of their viewing and register their interest.

## LOTING & RESERVE

It is anticipated that the property will be offered as shown however the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

## GUIDE PRICE

**As a whole: Offers in the Region of £225,000**

**Lot 1: Offers in the Region of £65,000**

**Lot 2: Offers in the Region of £160,000**

## LOCAL AUTHORITY

Monmouthshire County Council: 01633 644 644

CONTACT: 01600712916 or [olivia.hale@david-james.co.uk](mailto:olivia.hale@david-james.co.uk)

Ref:MONOH

