



Land at Stables at Culver Hill  
Amberley, Stroud, GL5 5BB

**BK** | Bruton  
Knowles



# Land and Stables at Culver Hill

Amberley, Stroud, GL5 5BB

A well located parcel of equestrian land extending to approximately 3.43 acres with traditional stable buildings within the Stroud Valleys.

For sale by Informal Tender

Offers to be received by noon on  
Tuesday 14th January 2025

Stroud 2.8 miles, Gloucester 11.9 miles,  
Cheltenham 22 miles, Bristol 30.6 miles and  
Bath 32.5 miles

## Situation

The property at Culver Hill is located 2.8 miles south of Stroud in Gloucestershire, within the Cotswold Area of Outstanding Natural Beauty. The property also adjoins the A46 which connects Stroud and Bath. The M5 is accessible from Junction 13 at Stroud, lying 6.2 miles to the north west.

## The Buildings

The buildings comprise of two traditional stone buildings located on the south east boundary. The buildings have a gross external area of approximately, 300ft<sup>2</sup> and 420ft<sup>2</sup>. The buildings benefit from a hardstanding yard area to the front with views across the Nailsworth Valley. They are in need of some repair but have previously been used for agricultural and equestrian purposes.



## The Land

The land is well located for equestrian purposes, being a short distance from Minchinhampton Common which provides an extensive off-road hacking network, with most of the common land having a CROW Act designation, being open access land. Access to the common is via a single track rural lane, directly opposite the field entrance gate and extending to approximately 3.43 acres (1.38 hectares). .

The land is a single block of east facing permanent pasture land with some small areas of manageable scrub land. The land is sloping Grade 4 land, lying over loamy and clayey soils with slightly impeded drainage. We understand there is also a natural spring in the field.

The land is bound predominately by post and wire fencing, with some dry stone walling along the boundary at Culver Hill.

The main access to the land is off Culver Hill. There is a gated accessway which the neighbouring land owner also benefits from a right of access over. This area also has a public footpath crossing it. The footpath then extends further along the neighbouring land. There are no other public rights of way over the land.



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## Offers

The property is For Sale by way of Informal Tender. Offers should be submitted by noon on Tuesday 14th January 2025 to the sole selling agents in writing to:

Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880000 or by email

[eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)

## Services

We understand the property is not currently connected to any mains services. We understand there to be mains connections near by but any potential purchaser should undertake their own searches in this regard.

There is a natural spring on the land.

## Overage Clause

There is no overage clause being proposed as part of the sale.

## Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.



## Legal Costs

Each party is responsible for their own legal and professional fees.

## VAT

The property is not elected for VAT.

## Viewings

Viewing will be strictly by appointment only with Bruton Knowles as the sole selling agents.

## Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, building plan and ordnance survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate.

## Health and Safety

Given the potential hazards of a working yard, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.





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## Bruton Knowles Gloucester

Olympus House, Olympus Park, Quedgeley, GL2 4NF

01452 880000

**Ellie Isaac MRICS**

[eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)

**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared October 2024. Photos taken November 2024

**BK** | Bruton Knowles

**FORM OF INFORMAL TENDER – Land and Stables at Culver Hill, Stroud, GL5 5BB**

Informal Tenders Closing Date: Noon on Tuesday 14<sup>th</sup> January 2025

Subject to Contract

I/We offer the sum of: \_\_\_\_\_  
\_\_\_\_\_  
(figures and words)

This is my/our best and final offer.  
Complete as appropriate:

My/Our position is:

1. Cash Purchase
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other

My/Our Solicitor: Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Tel No: \_\_\_\_\_

The Buyer(s) Details Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Tel No: \_\_\_\_\_ Signed: \_\_\_\_\_

This form is to be returned no later than 12 Noon on Tuesday 14<sup>th</sup> January 2025 via email to:  
[eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk).

**We will reply with a confirmation of receipt email.**

**NB** The Vendors do not bind themselves to accept this or any other offer whether higher or lower.