



Land at Rodborough  
Stroud, Gloucestershire, GL5 3SH

**BK** | Bruton  
Knowles

# Land at Rodborough Stroud, Gloucestershire, GL5 3SH

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A rare opportunity to acquire a picturesque parcel of land located in a rural setting extending to approximately 21.13 acres of sloping pasture.

Stroud 1 mile, Gloucester 10 miles,  
Cheltenham 15 miles and Bath 29.8 miles

Approximately 21.13 acres (8.55 hectares) available as a whole only or in two lots of 9.42 acres and 11.71 acres.

There is a 3.28 acres potentially available to let via separate negotiation



## Situation

The land is located between the River Frome and Arundel Drive, in close proximity to Rodborough. The property is well located with Stroud Town Centre lying only 1 mile to the north. The eastern parcels of land lie within the Cotswold Area of Outstanding Natural Beauty. Access to the M5 at Junction 13 is also in close proximity, lying 5.2 miles to the west which connects Bristol and Birmingham.

## The Land

The land is currently classified as agricultural land extending to approximately 21.13 acres, to include some woodland extending to the centre of the River Frome. The land is well positioned for equestrian and amenity purposes, with Rodborough Common in close proximity.

The land is split into two parcels of pasture land. There are public footpaths running along the east and west boundary. The western

parcel lies outside of the Areas of Outstanding Natural Beauty with building ruins in the south west corner.

We understand the land has previously been used for the grazing of cattle and will be sold with vacant possession. The soil structure comprises of shallow lime-rich soils over chalk or limestone which provide free draining soils.

## Environmental Schemes

We understand the land is not entered into any agri-environmental schemes.

## Access

The principle access for Lot 2 is from Woodhouse Drive (labelled A on the attached plan).

Lot 1 has two access points, via rights of access. There is a right of way from Wallbridge Industrial Estate, off Bath Road (labelled B) and a proposed right of way via lot 2 (labelled A-C)

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## Offers

The property is For Sale by way of Informal Tender. Offers should be submitted by Wednesday 2nd April 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

The land is subject to a 25% over 25 years overage clause for any non-agricultural or equestrian use.

## 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.

### Buyers Premium

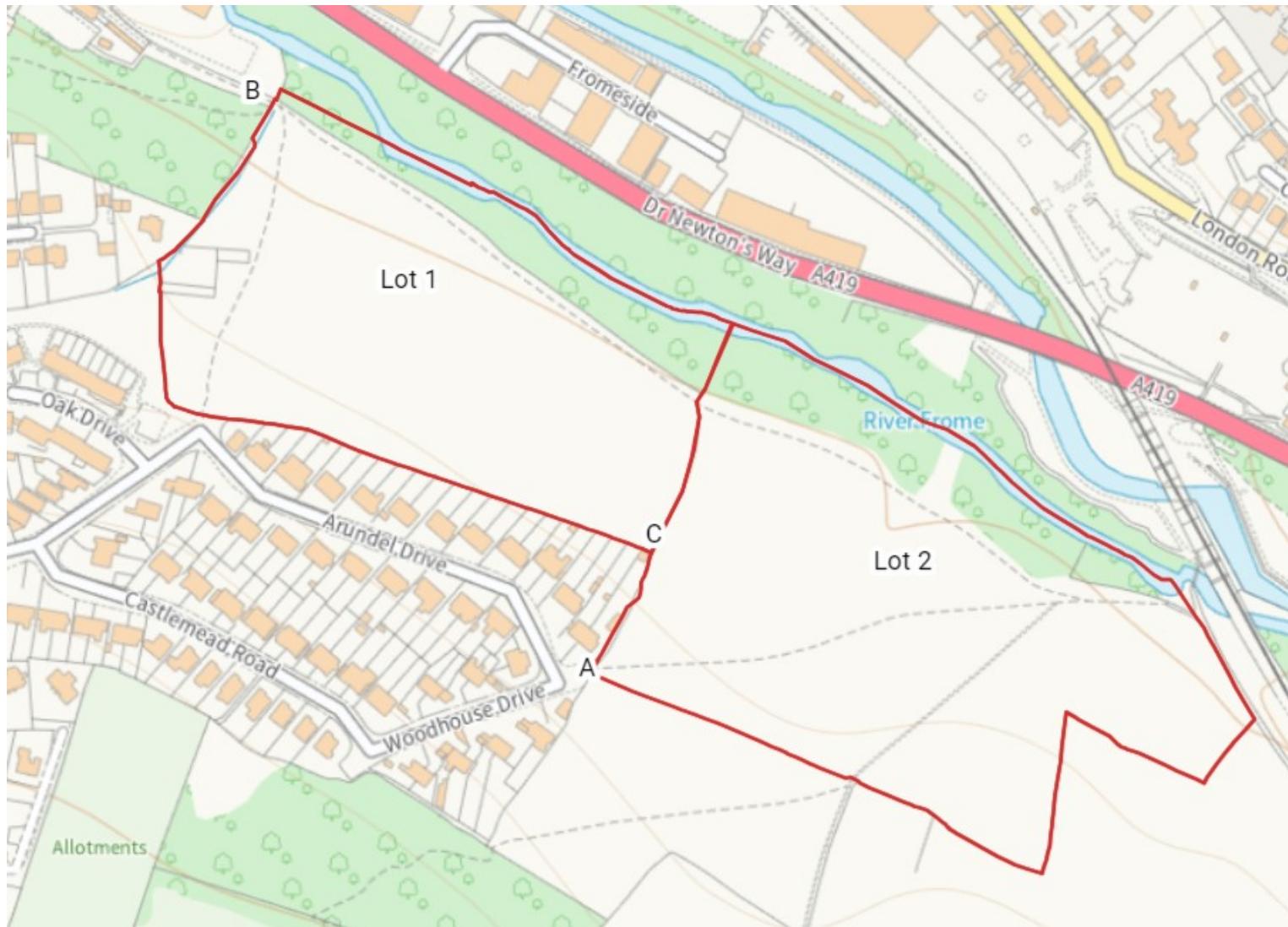
A buyers premium of £750 plus VAT per lot will be payable by the purchaser, in addition to the sale price, on exchange of contracts.

### Health and Safety

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

### 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



## Woodhouse Drive Access (labelled A)

The vendor has received written consent from the Highways Authority to drop the kerb at point A. Implementation of the works will be required by the purchaser.

## Fencing Obligations

If sold as individual lots, the purchaser of Lot 1 shall be responsible for fencing the boundary between Lot 1 and 2 and ensuring it is stockproof within 3 months of completion.

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**Bruton Knowles Gloucester**  
Olympus House, Olympus Park, Quedgeley, GL2 4NF  
**01452 880000**

**Ellie Isaac MRICS**

**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 and Photographs taken November 2024.

**FORM OF INFORMAL TENDER – Land at Rodborough, Stroud, GL5 3SH**

Informal Tenders Closing Date: Noon on Wednesday 2<sup>nd</sup> April 2025

Subject to Contract

I/We offer the sum of: \_\_\_\_\_

\_\_\_\_\_ *(figures and words)*

For lot(s) 1 2 3 4 5 6

*Please delete as appropriate*

I accept the proposed overage yes no

*Please delete as appropriate*

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 Wednesday 2<sup>nd</sup> April 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.