

Land at Southam

Ratcliff Lawns, Cheltenham, GL52 3PB



Red edging is for indicative purposes only

For Sale

brutonknowles.co.uk

Land at Southam, Ratcliff Lawns, Cheltenham, GL52 3PB

Guide Price £700,000 Freehold



Introduction

An opportunity to acquire a useful block of farmland set in a convenient accessible location between Cheltenham and Bishop's Cleeve. In all about 72.48 acres.

The land is situated on the edge of Southam, just to the north of Cheltenham in an accessible yet semi-rural position. Access is taken directly via Ratcliff Lawns, providing convenient entry from the local road network.

The land lies approximately 3 miles north of Cheltenham town centre, with the nearby villages of Southam and Prestbury both within easy reach. The A435 is close by, offering direct links to Cheltenham, Bishops Cleeve and onwards to the M5.



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Location

The land is located on the northern edge of Cheltenham, near the village of Southam. Access is provided via Ratcliff Lawns.

Description

The land lies within a ring-fenced block and is accessed via a field gate at the end of Ratcliff Lawns. A section of frontage along New Road offers potential to create an additional access point, subject to the necessary consents.

In total, the property extends to approximately 72.48 acres, comprising 70.73 acres of arable land and a 1.75-acre grass paddock situated along the eastern boundary adjoining New Road. The land is classified as Grade 3 on the Provisional Agricultural Land Classification maps and has proven to be a versatile and productive block, currently sown to maize for the 2026 season.

Planning Use

The property is situated within the Local Authority of Tewkesbury Borough Council and is designated as agricultural land.

Tenure

Freehold with Vacant Possession.

VAT

The property is not elected for VAT.

Legal Costs

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

Overage Provision

The land will be sold free of any overage provision.

Method of Sale

The land is for sale by Private Treaty. Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales. The vendor reserves the right to set a date for Best and Final offers.

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. A number of public footpaths cross the land.

Environmental Schemes

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

Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Viewing

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

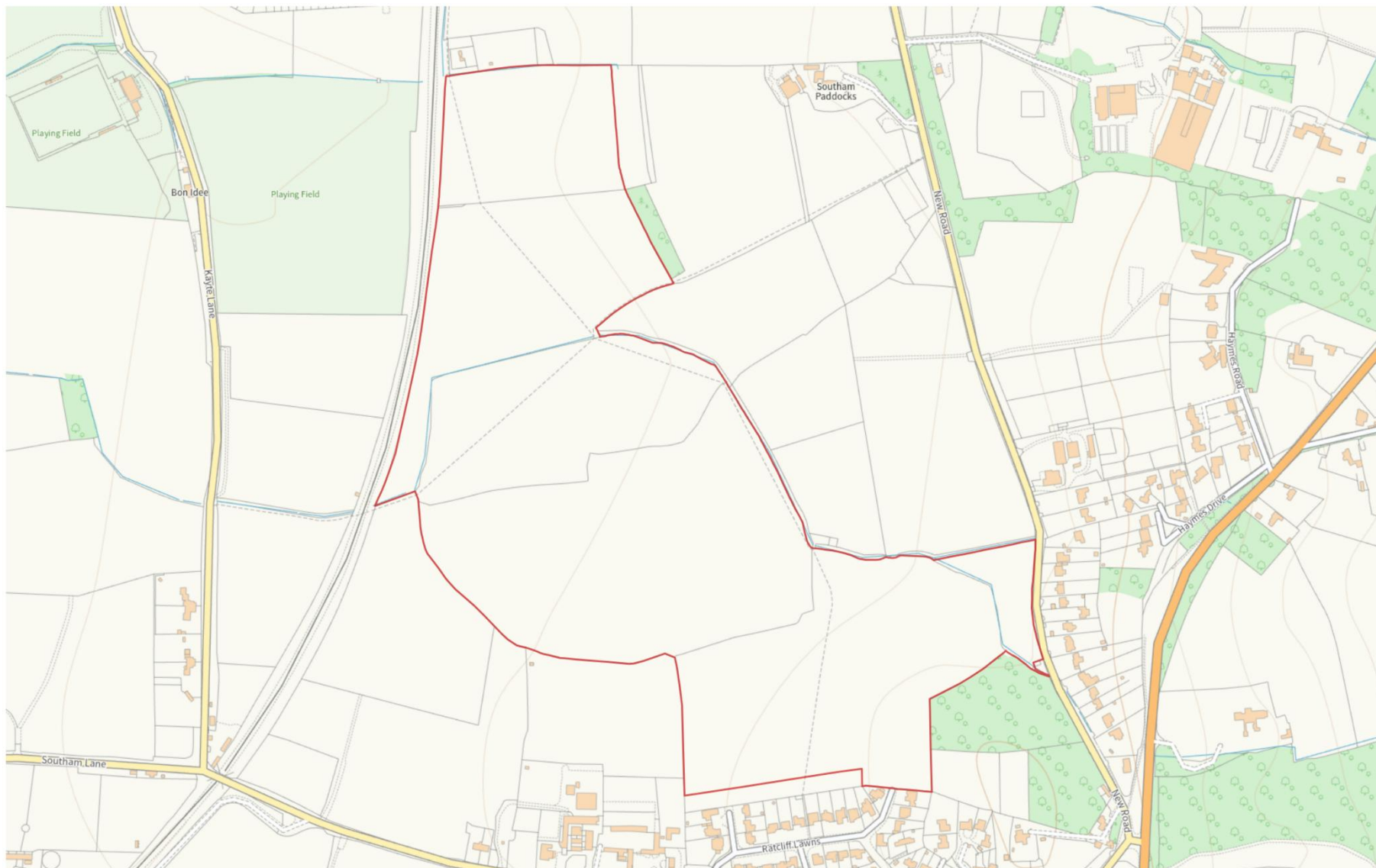
Health and Safety for Viewers - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.

Subject to Contract April 2026

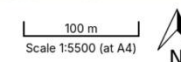
IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further 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 purchaser(s) must rely on their own enquiries. Details Prepared and Photographs taken April 2026.

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Contact:

Archie Stray MRICS

T: 07719 092906

E: archie.stray@brutonknowles.co.uk

Gloucester office:

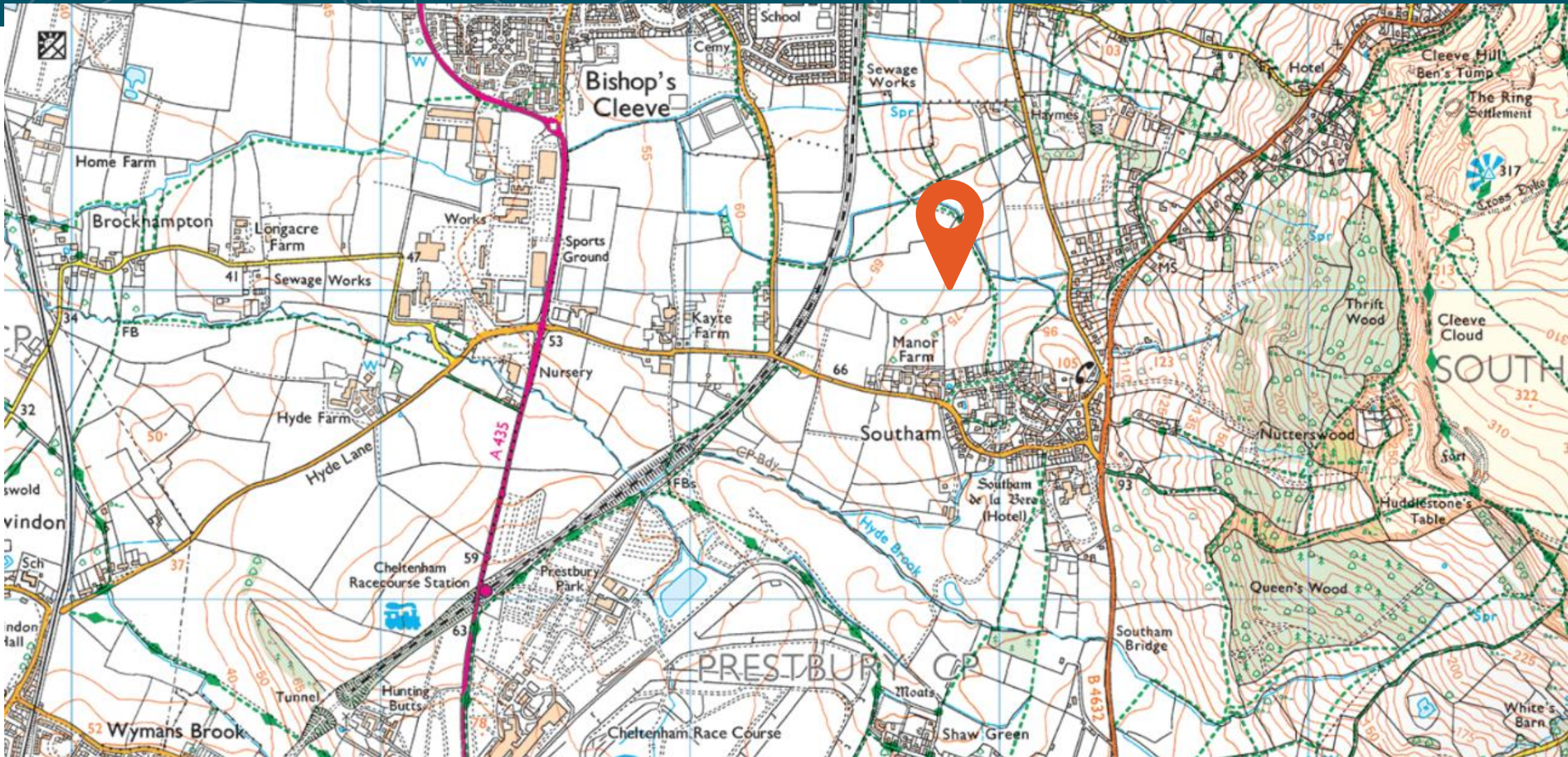
Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

T: 01452 880000



Land at Southam, Ratcliff Lawns, Cheltenham, GL52 2PT

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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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