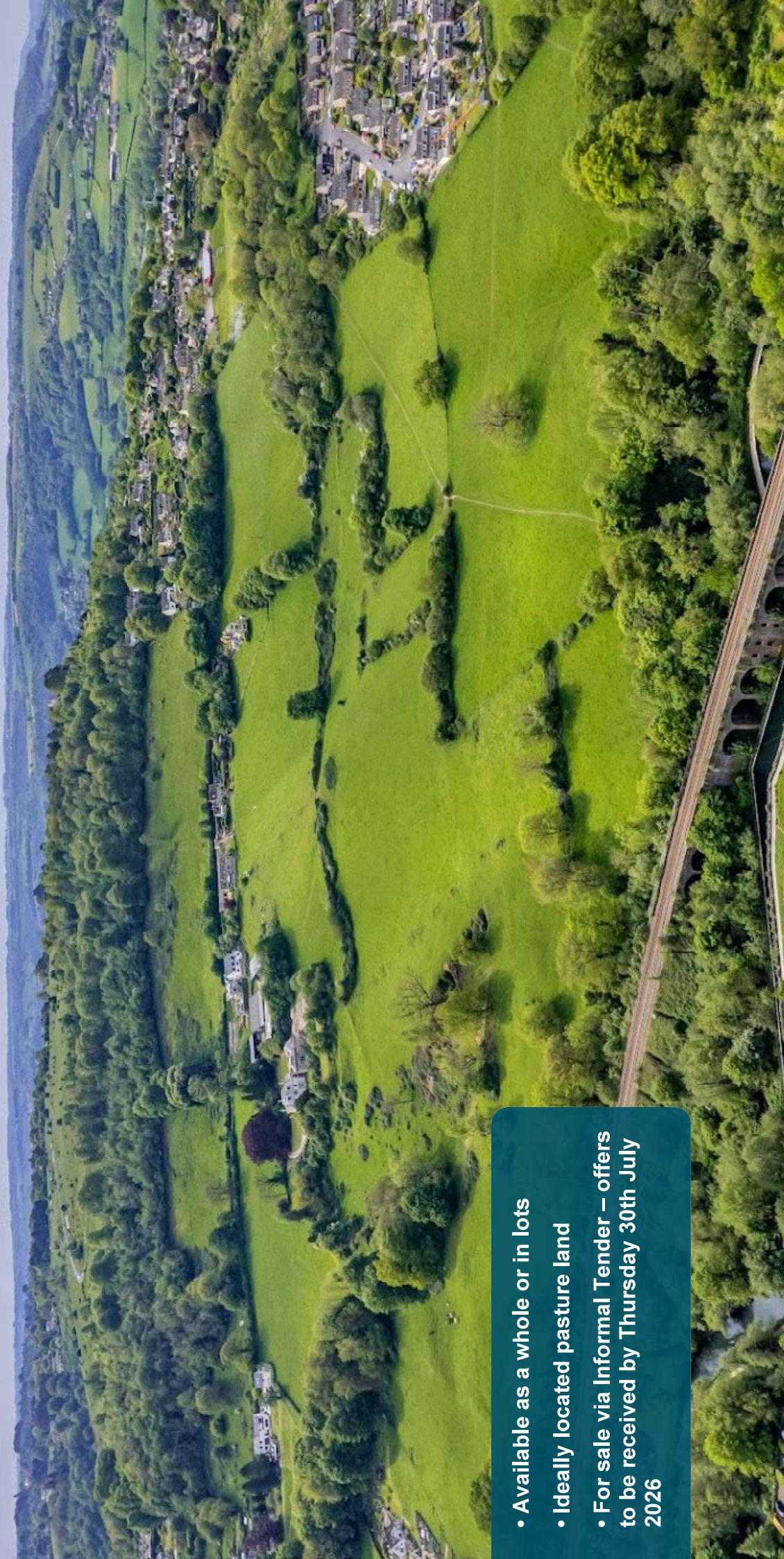


# Land off Butterow Hill

Stroud, Gloucestershire, GL5 2LF



- Available as a whole or in lots
- Ideally located pasture land
- For sale via Informal Tender – offers to be received by Thursday 30th July 2026



For Sale

[brutonknowles.co.uk](http://brutonknowles.co.uk)

# Land of Butterow Hill, Stroud, Gloucestershire, GL5 2LF

Offers in the Region of £455,000 Freehold



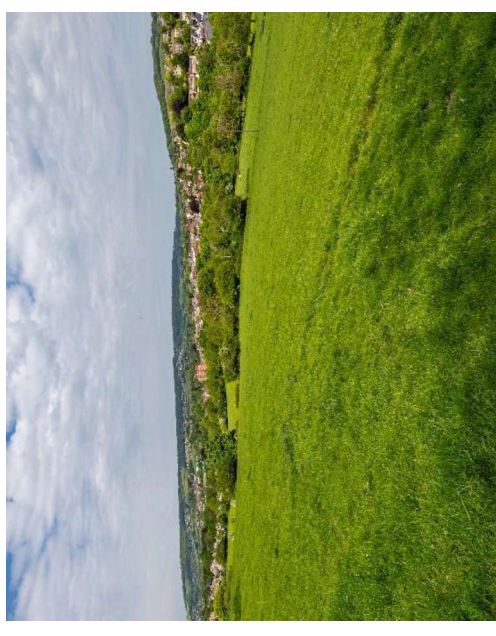
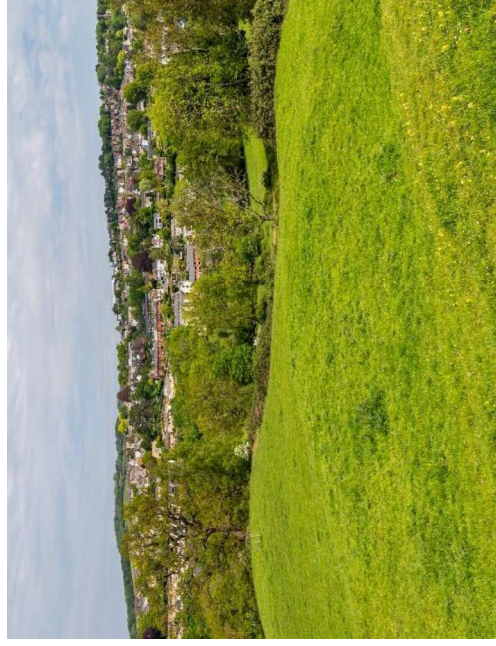
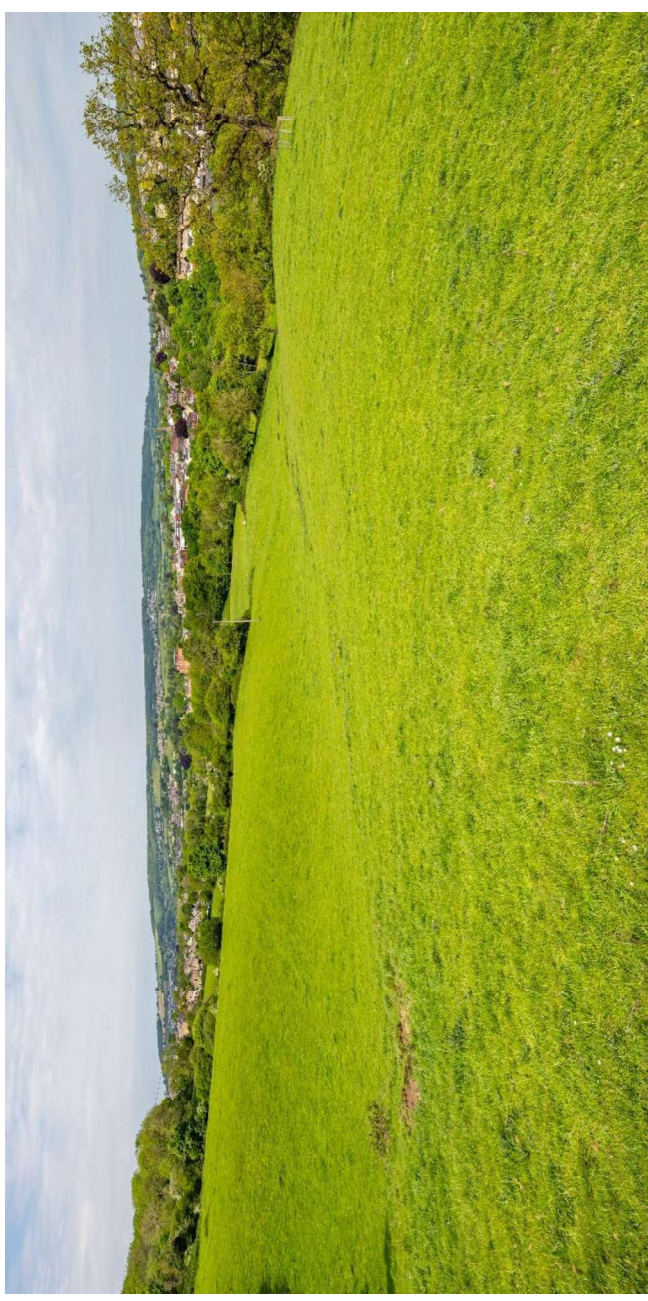
## Introduction

39.33 acres of productive pastureland, available as a whole or in two separate lots, ideally situated on the outskirts of Stroud.

The land benefits from convenient access to major transport links including the A419, A46 and Junction 13 of the M5 motorway.

Offering versatility and accessibility, the land is well suited to agricultural, equestrian or amenity use, presenting an excellent opportunity for a range of purchasers.

**For sale via Informal Tenders – offers to be received by noon on Thursday 30<sup>th</sup> July 2026**



# Land off Butterow Hill, Stroud, Gloucestershire, GL5 2LF

## Offers in the Region of £455,000 Freehold      Lot 1: £375,000      Lot 2: £80,000



### Location

The land is situated in two blocks off Butterow Hill and Rodborough Lane, both of which are rural roads. Butterow Hill is a two-way road, whilst Rodborough Lane is a single-track lane.

The land enjoys an excellent location approximately 1 mile south of Stroud Town Centre and lies within the highly sought-after Cotswolds Area of Outstanding Natural Beauty.

The M5 motorway is also easily accessible via Junction 13, approximately 6 miles to the west, providing convenient links to Bristol, Birmingham, and the wider motorway network.

### Description

The land extends to two blocks of pasture land, with access off Rodborough Lane or Butterow Hill for the various lots. The land is well positioned for agricultural, equestrian or amenity purposes, with Rodborough Common in close proximity.

### Lot 1

The land comprises of permanent pasture land which is sloping in part. The majority of the land is fenced with post and wire or hedgerows. We understand the land to lie over slightly acid loamy and clayey soils with natural springs and some loamy shallow lime-rich soils over chalk or limestone. There is a public footpath crossing the western parcels.

Access is available from Arundel Drive where an application has been submitted and approved for a drop down kerb.

### Lot 2

Lot 2 comprises a steep sloping single pasture field with access off Rodborough Lane. The land lies over shallow loamy lime-rich soils over chalk or limestone.

There are no public rights of way crossing the land.

AREA	Hectares	Acres
Lot 1	12.25	30.27
Lot 2	3.67	9.06
The Whole	15.92	39.33

### Planning Use / History

The property is situated within the Local Authority Stroud District Council. We understand there to be no pertinent planning applications relation to the land, but each party should undertake their own searches to confirm this.

The land is currently classified as agricultural land and has recently been used for cattle grazing.

### Services

We understand lot 1 has natural water supply feeding three troughs. Lot 2 is supplied by a main water supply.

### Tenure

Freehold. Sold 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 Clause

Lot 1 is subject to an existing overage clause with a potential further clause to be proposed. Further details are available on request.

### Subject to Contract May 2026

### Method of Sale

The land is for sale by way of informal tender. Offers should be submitted by 12 noon on Thursday 30<sup>th</sup> July 2026 to the sole selling agents, in writing addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 3NF or by email [ellie.isaac@brutonknowles.co.uk](mailto:ellie.isaac@brutonknowles.co.uk)

### 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.

### Environmental Schemes

We understand the land is not entered into any agricultural 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 ordinance 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.

### Viewings

Strictly by appointment only with the sole selling agents Bruton Knowles. Please contact Ellie Isaac [ellie.isaac@brutonknowles.co.uk](mailto:ellie.isaac@brutonknowles.co.uk)

**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.

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 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.

# Land off Butterrow Hill, Stroud, Gloucestershire, GL5 2LF



Produced on Land App, May 11, 2026.  
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

## Land off Butterow Hill, Stroud, Gloucestershire, GL5 2LF

Offers in the Region of Lot 1: £375,000 Lot 2: £80,000

**Contact:**

**Ellie Isaac MRICS FAAV**

Rural Associate Surveyor

**T: 01452 880000**

**E: [ellie.isaac@brutonknowles.co.uk](mailto:ellie.isaac@brutonknowles.co.uk)**

**Gloucester office:**

Olympus House, Olympus Park,

Quedgeley, Gloucester, GL2 4NF

**T: 01452 880000**

**Offers to be received by**

**Noon on Thursday 30<sup>th</sup> July 2026**

**via email or post**



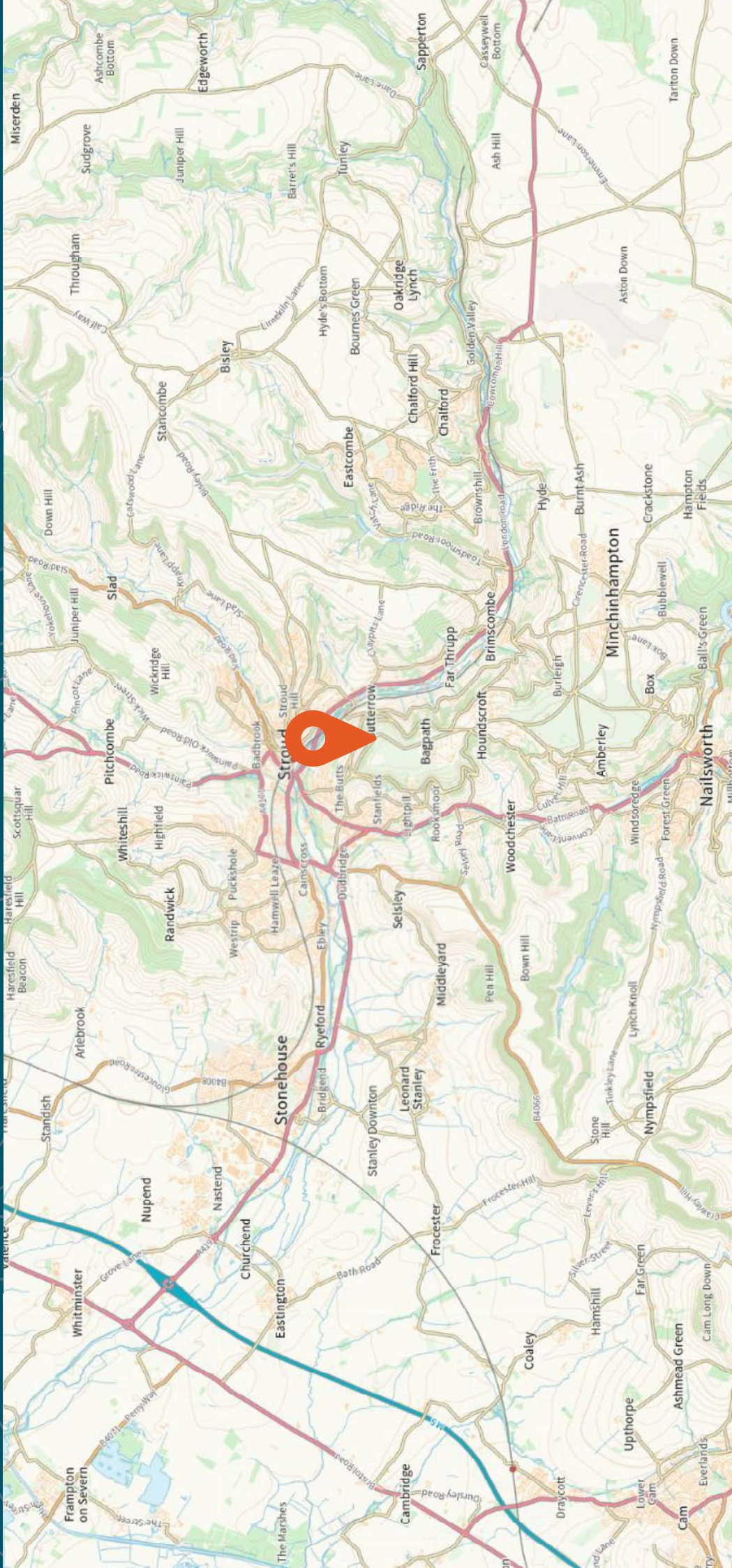
# Land off Butterow Hill, Stroud, Gloucestershire, GL5 2LF



what3words **Lot 1: secure.dawn.prank Lot 2: complaint.companies.broom**



# BRUTON KNOWLES



**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.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



Regulated by



The Property  
Ombudsman

## For Sale

brutonknowles.co.uk

**FORM OF INFORMAL TENDER – Land at Butterow Hill, Rodborough**

Informal Tenders Closing Date: Noon on Thursday 30<sup>th</sup> July 2026

Subject to Contract

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

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

For lot(s) 1 2

*Please deleted as appropriate*

I accept the proposed overage yes no

*Please deleted 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 Thursday 30<sup>th</sup> July 2026 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.

