

Land and Stables on the North side of Lightwood Lane

Ruscombe, Stroud, GL6 6JW



- 22.45 Acres Mixed Use Land
- Easy Access from Road
- Ideal for Equestrian Use

For Sale

brutonknowles.co.uk

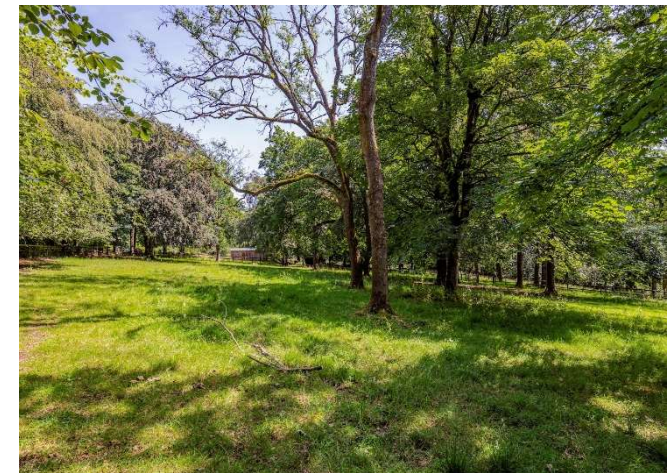
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Guide Price £300,000 Freehold

Introduction

The property features 17.70 acres of gorgeous woodland situated within the Cotswold AONB; accompanied by 4.45 acres of paddock with stables it presents an ideal opportunity for an equestrian buyer.

The property is well connected to Stroud and the surrounding villages of both the Ruscombe and Painswick valleys with plentiful off road hacking.



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Location

The land borders the village of Ruscombe situated on the outskirts of Stroud. There are two direct vehicle access to Randwick Road. The land is just over a mile away from Stroud and 6 miles from Gloucester. The M5 is also easily accessed with a short drive to either Junction 12 or 13.

Description

The property is comprised of a single block of pastureland of 4.75 acres divided into three paddocks. This is surrounded by 17.70 acres of amenity woodland; totalling 22.45 acres.

The equestrian facilities are arranged across two principal yard areas. The first comprises a timber-clad barn incorporating two internal loose boxes and a tack room. The barn benefits from a concrete floor throughout beneath a corrugated tin roof, together with an adjoining enclosed concrete yard. A second yard provides two further timber loose boxes with an enclosed concrete yard area. In addition, there is a tin field shelter with metal gates to the front.

All paddocks are enclosed by post and rail fencing, which appear in good condition.

The woodland is comprised of mature broadleaf species; according to the agricultural land classification maps, is classified as Grade 4 productive land with shallow lime rich soils over chalk or limestone.

Planning History

The property is situated within the Local Authority of Stroud District Council. There have been no planning applications made in reference to the land.

There is additionally no Tree Preservation Orders associated with the land.

Services

The property has a mains water supply. We understand the property is not currently connected to any other mains services. We assume there to be mains connections nearby, but any potential purchaser should undertake their own searches in this regard.

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

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

Terms / Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Wednesday 12th August 2026 to the sole selling agents, in writing addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF

or by email leanor.isaac@brutonknowles.co.uk

Rights of Way, Wayleaves and Easements

We understand that there are no public rights of way crossing the subject property, although a number are located along the boundary on adjoining land. However, during our inspection it was evident that members of the public are informally using the property as a cut-through.

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 Matters

We believe that part of the land is not located within a Nitrate Vulnerable Zone (NVZ).

We understand that the land is not subject to any Agri-Environmental Schemes.

The land is also understood not to be situated within Flood Zones 2 or 3.

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 are strictly by appointment only. Interested parties should contact Ellie Isaac to arrange a viewing.

Subject to Contract July 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 June 2026.

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Contact:

Ellie Isaac MRICS FAAV

Associate Rural Surveyor

T: 01452 880076

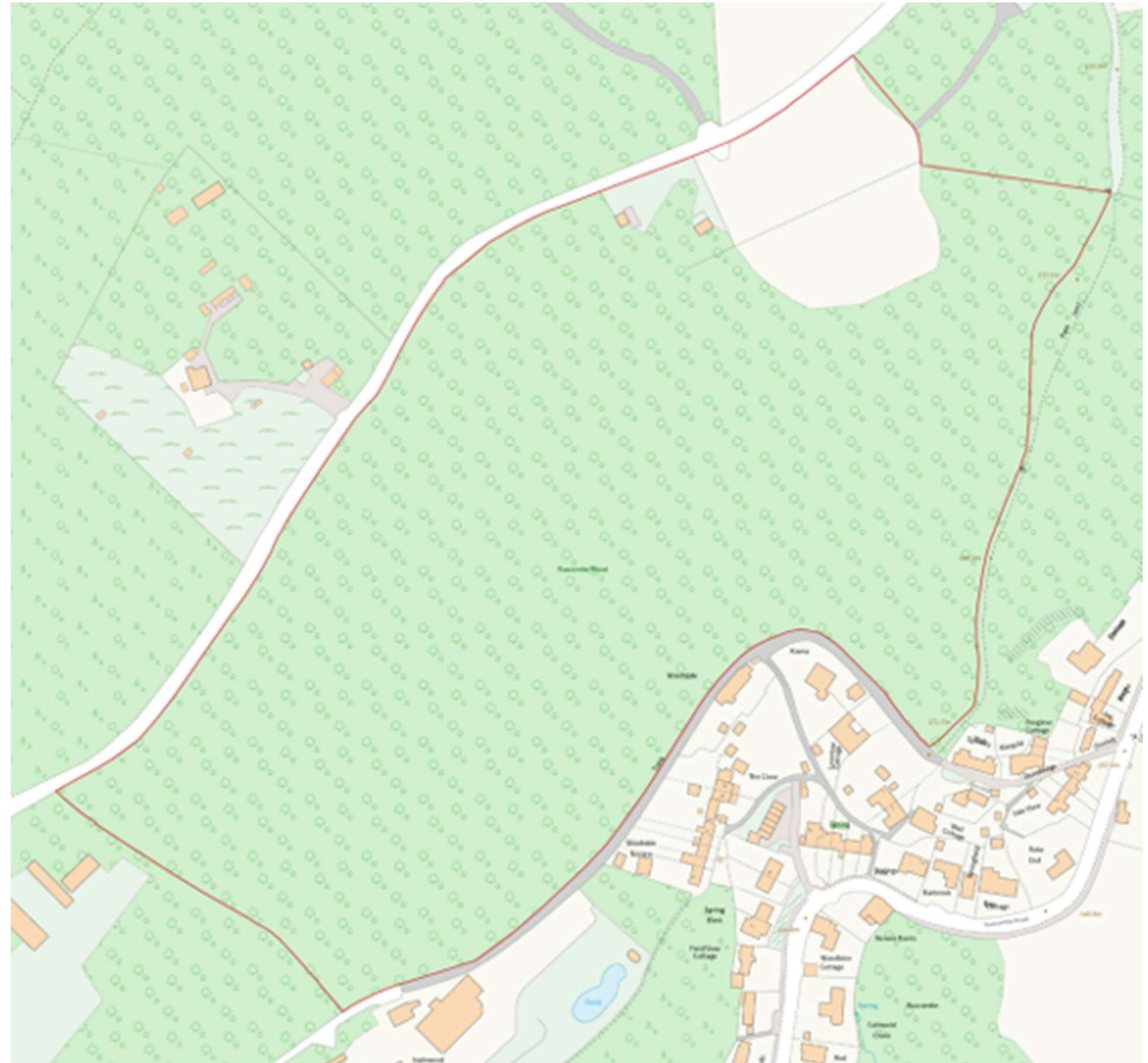
E: eleanor.isaac@brutonknowles.co.uk

Gloucester office:

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

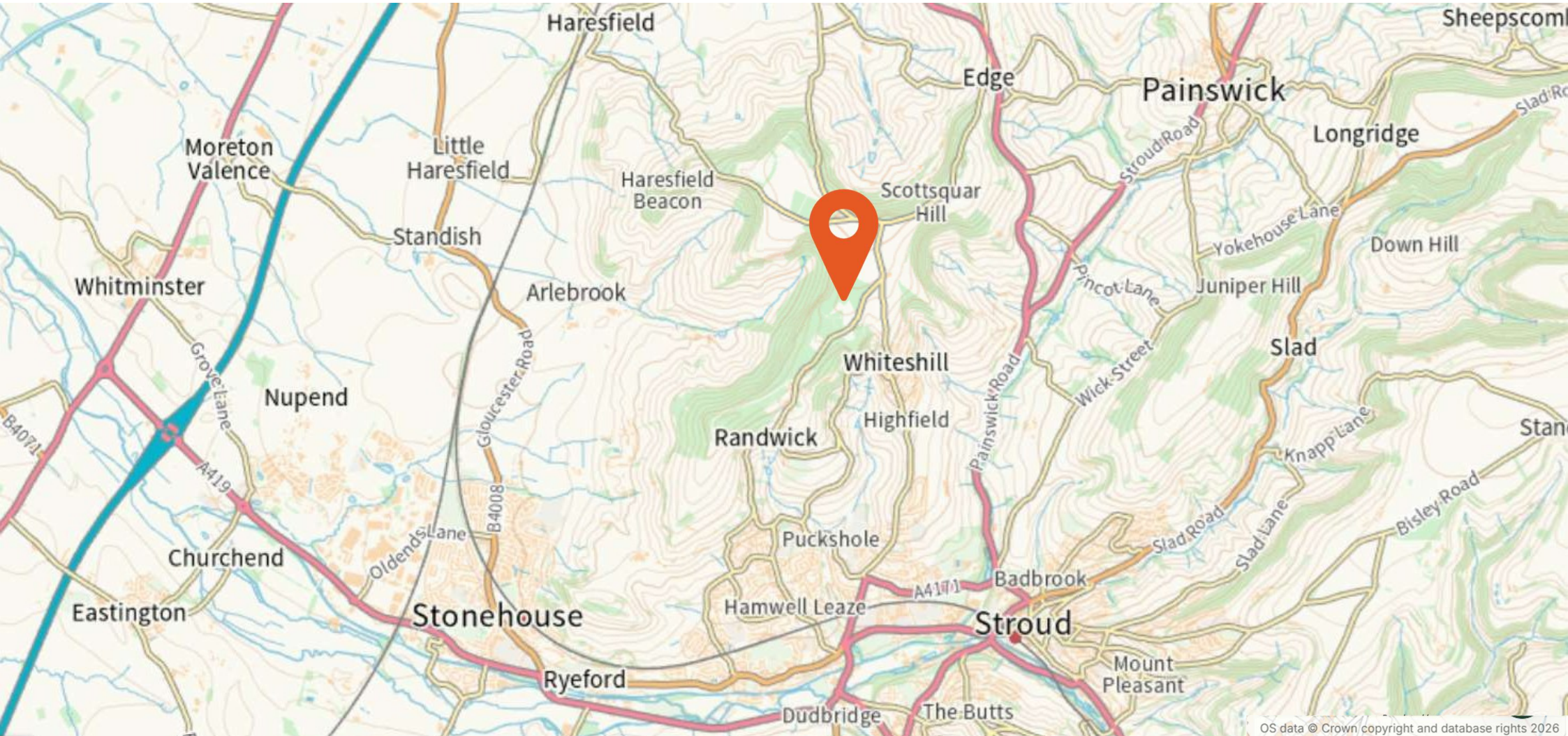
T: 01452 880000

**Offers to be received by noon on
Wednesday 12th August 2026**



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what3words [stammer.took.broke](https://www.what3words.com/)



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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 on 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.



For Sale |

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FORM OF INFORMAL TENDER – Land and Stables North of Lightwood Lane, Randwick, GL6 6JL

Informal Tenders Closing Date: Noon on Wednesday 12th August 2026

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 Wednesday 12th August 2026 via email to:

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.