

Land off Butts Lane

Woodmancote, Cheltenham, GL52 9QH



**BRUTON
KNOWLES**

- Equestrian Grazing
- Desirable Location
- Offers to be received by noon on Wednesday 9th September 2026

For Sale

brutonknowles.co.uk

Land off Butts Lane, Woodmancote, Cheltenham

The land comprises 5.12 acres of sloping grazing land which is currently utilised for horses with a field shelter/stable.

The land is located down a private road extending from Butts Lane, which is situated on the northern edge of Woodmancote, a semi-rural village near Cheltenham, Gloucestershire.

Offers to be submitted via email to ellie.isaac@brutonknowles.co.uk by noon on Wednesday 9th September 2026



Land off Butts Lane, Woodmancote, Cheltenham

Location

The land is approached via a private road extending from Butts Lane on the northern edge of Woodmancote, a sought-after semi-rural village near Cheltenham, Gloucestershire.

Occupying an attractive position within the Cotswolds Area of Outstanding Natural Beauty, the land enjoys a picturesque setting. The eastern boundary adjoins the railway line, where heritage steam trains can occasionally be seen passing by, adding to the character of the location.

The land is well placed for wider transport connections, with Junction 11 of the M5 situated approximately 8 miles to the south-west, providing access towards Bristol, Birmingham and the wider motorway network. Cheltenham Spa railway station lies approximately 5.5 miles to the south and offers direct services to London Paddington.

Description

The land comprises a single parcel of gently sloping pastureland extending to approximately 5.12 acres (2.07 hectares). It is currently used for horse grazing and benefits from a timber-framed field shelter/stabling with a concrete floor and tin-clad elevations.

According to the Agricultural Land Classification Maps, the land is classified as Grade 3, with Grade 1 being the most productive and Grade 5 the least. The soils are described as lime-rich clayey and loamy soils, with slightly impeded drainage.

Access is provided via a private road. The vendor is currently undertaking improvement works to the accessway, and a new entrance from the south is to be installed prior to completion.

Subject to Contract July 2026

Planning History

The footpath to the west is currently under review for a minor diversion. Further details of the diverted route are available on request.

Services

We understand the property is not currently connected to any mains services. The vendor will provide a mains water and electricity connection to the land prior to completion. The supplies shall be connected to separate supplies.

Tenure

Freehold. Sold with Vacant Possession.

Legal Costs

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

Overage Clause

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

There is an existing overage clause on the land for 35% of the uplift in value on the granting of planning permission for residential or commercial use for 25 years, excluding any agricultural or equestrian use running from 1st May 2026.

Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Wednesday 9th September 2026 to the sole selling agents, in writing addressed to:

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

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 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

Interested parties should book viewings with the sole selling agent. Please confirm via email when you intend to view the land.

Additional Land

Please note that there may be an opportunity to purchase all or part of the additional land shown hatched red on the plan, subject to separate negotiation.

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 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 July 2026.

Land off Butts Lane, Woodmancote, Cheltenham



Land off Butts Lane, Woodmancote, Cheltenham



Contact:

Ellie Isaac MRICS FAAV

Rural Associate Surveyor

T: 01452 800000

E: ellie.isaac@brutonknowles.co.uk

Gloucester office:

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

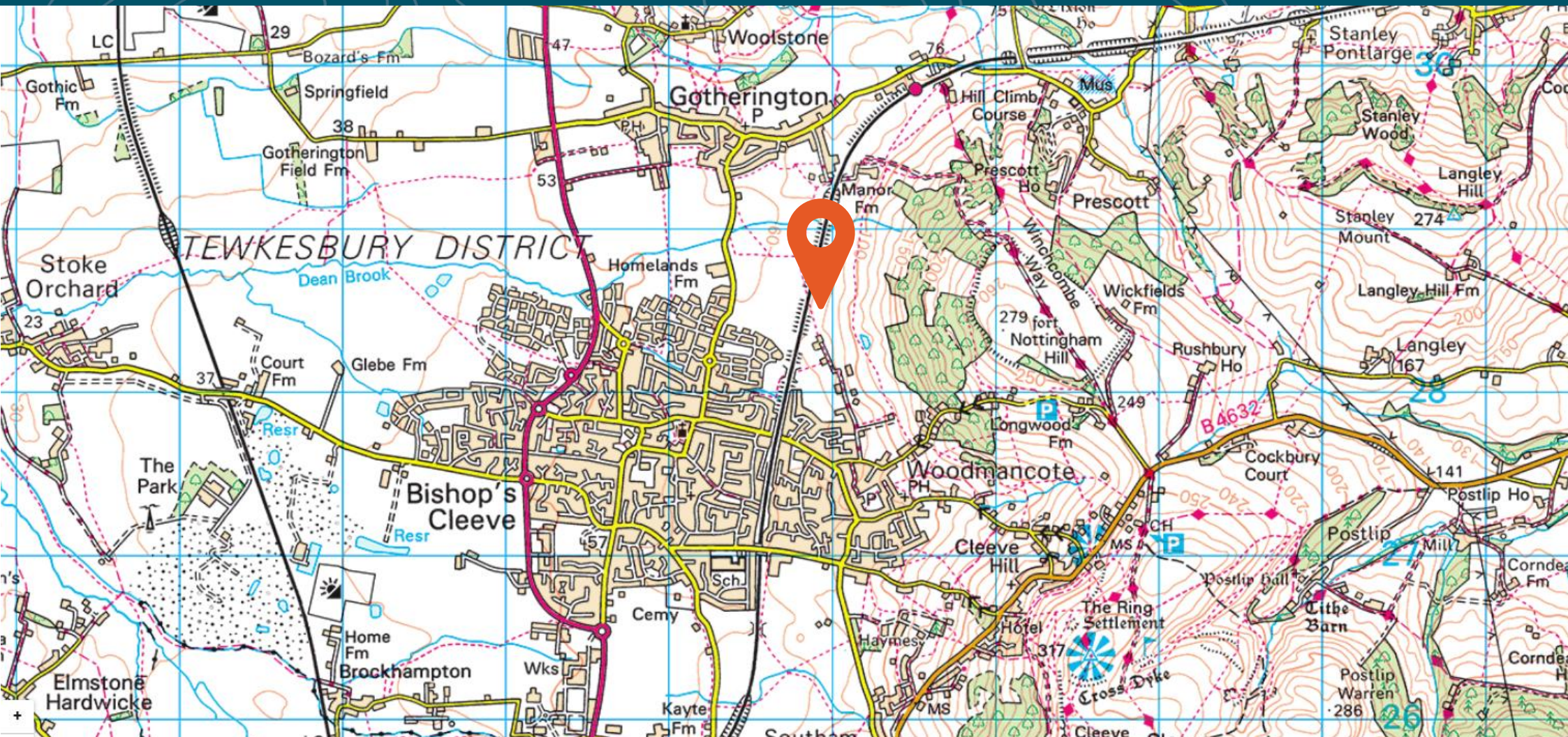
T: 01452 880000

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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.

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



For Sale

brutonknowles.co.uk

FORM OF INFORMAL TENDER – Land off Butts Lane

Informal Tenders Closing Date: Noon on Wednesday 9th September 2026

Subject to Contract

I/We offer the sum of: _____

(figures and words)

I do/do not wish to include any additional land

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 **Wednesday 9th September 2026** via email to:
eleonor.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.