

Land off Rodborough Lane

Rodborough, Stroud, GL2 5LN



**BRUTON
KNOWLES**

- 5.17 acres of pasture land.
- Main road access
- Attractive block of grazing land

To Let / For Sale

brutonknowles.co.uk

Land off Rodborough Lane, Rodborough, Stroud, GL2 5LN

Guide Rent in the region of £2,500 per annum

Introduction

The property features 5.17 acres of sloping pastureland situated within the Cotswold AONB; in a prime location for equestrian, grazing and amenity use.

The property is well connected to Stroud and the surrounding villages of Rodborough and those within the Chalford valley



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Location

The property enjoys an elevated position overlooking the market town of Stroud and is situated just off Rodborough Lane, which runs beneath Rodborough Hill between The Butts and Butterrow.

The property is well connected, being approximately 1.2 miles from Stroud town centre, which provides a range of local amenities together with mainline railway services to London Paddington. The M5 motorway is also readily accessible via Junctions 12 and 13, providing excellent regional connectivity, whilst the city of Gloucester is approximately 10.9 miles away.

Description

The property comprises a single, regular-shaped block of pastureland extending to approximately 5.19 acres. The land provides an attractive and versatile parcel of grassland, offering excellent potential for a range of equestrian, grazing and amenity uses, subject to any necessary consents.

Access is provided directly from Rodborough Lane, via a gateway positioned to the south-eastern boundary of the property, providing convenient access.

The land occupies an attractive rural position, with established woodland adjoining the north-western boundary and further grazing land to the east. This combination of open pasture and surrounding woodland creates a particularly appealing setting, offering a sense of privacy and tranquillity whilst remaining readily accessible.

The well-managed pasture provides excellent scope for equestrian and grazing use, with the property benefiting from its proximity to Rodborough Common and its extensive network of riding, walking and recreational routes.

Planning History

The property is situated within Stroud District Council Local Authority. We are unaware of any previous planning applications in relation to the land.

Additionally, there are no Tree Protection Orders on the property.

Services

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

Tenure

The land is available by way of a Farm Business Tenancy, horse grazing agreement or other suitable arrangement, subject to terms to be agreed by negotiation.

Rights of Way, Wayleaves and Easements

There is a public footpath that runs through the field to its east. Additionally, two power lines cross the property. One runs north to south along the eastern side, while the other runs from the western boundary and joins it at a wooden pole near the eastern side.

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 and Schemes

It is understood the property is located within the Cotswold Jurassic Nitrate Vulnerable Zone (NVZ) and within the Cotswold Area of Outstanding Natural Beauty (AONB).

We understand the land is entered into a low input grazing options under an agri-environmental schemes.

The land is also understood not to be situated within a flood zone.

Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The 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.

Ellie.isaac@brutonknowles.co.uk

07849800739

The land is also potentially available for sale by separate negotiation

Subject to Contract October 2026

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 **October 2026**.

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Central Grid Reference: SO85010441

50 m
Scale 1:1457 (at A4)



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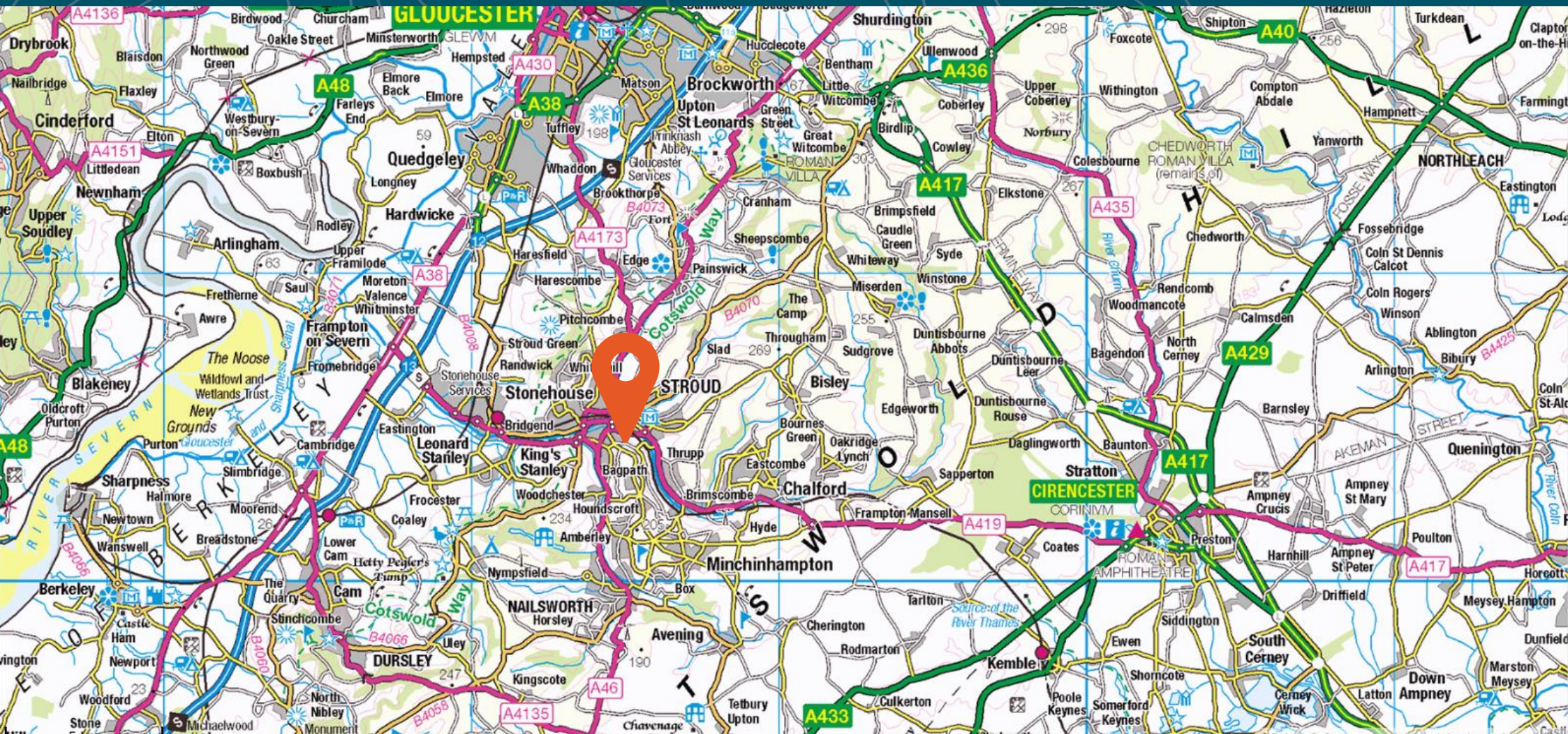
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been 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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