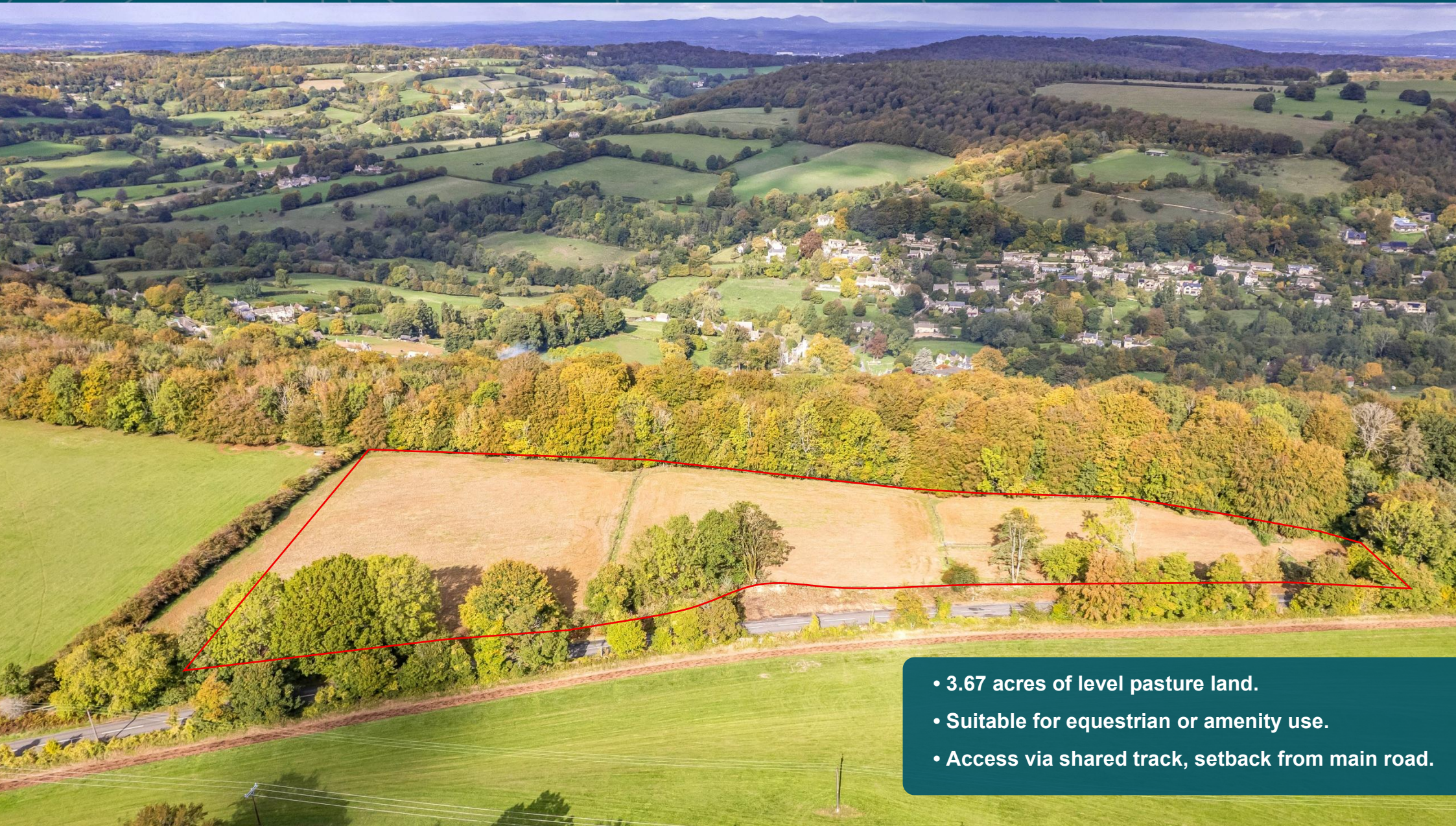


Land off Slad Road

Slad, Stroud, GL6 7RD



**BRUTON
KNOWLES**



- 3.67 acres of level pasture land.
- Suitable for equestrian or amenity use.
- Access via shared track, setback from main road.

For Sale

brutonknowles.co.uk

Land off Slad Road, Slad, Stroud, GL6 7RD

Guide Price £100,000 **Freehold**

Introduction

The property features 3.67 acres of level pastureland situated within the Cotswold AONB; accompanied by a stable block and hay store presenting an ideal opportunity for an equestrian buyer.

The property is well connected to Stroud and the surrounding villages within Slad valley

For Sale via Formal Tender

Legal pack from

Tim Williams | HCR Legal LLP

Overross House, Ross Park, Ross-On-Wye, HR9 7US

tewilliams@hcrllaw.com

07345452969



Land off Slad Road, Slad, Stroud, GL6 7RD

Location

The property is located just off Slad Road (B4070) which runs through the Slad Valley, between market town of Stroud and the village of Birdlip.

The property is well connected; the town Stroud is just 4.7 miles away and offers mainline railway services to London Paddington. Meanwhile, Gloucester and Cirencester are located 10.3 and 12 miles away respectively, via the A417. The M5 is also easily accessed with a short drive to either Junction 11a or 12.

Description

The property features a reasonably level block of pastureland extending to 3.67 acres. Natural England agricultural land classification maps show the land as being mostly Grade 4.

Access to the property is provided via two access gates directly off the B4070. Furthermore, the property is surrounded by woodland to its northern boundary and further grazing land to its east, creating a nicely secluded holding.

There is a small timber stable block on site in need of some repair. Additionally, there is a portal frame hay store of good construction.

Tenure

Freehold. Sold with Vacant Possession.

Services

We understand the property is connected to mains water, but any potential purchaser should undertake their own searches in this regard.

VAT

The property is not elected for VAT.

Subject to Contract October 2026

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.

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 Formal Tender. Offers should be submitted by 12 noon on Thursday 26th November 2026 to the sole selling agents, in writing addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF or by email
eleonor.isaac@brutonknowles.co.uk

Rights of Way, Wayleaves and Easements

We understand there are no public rights of way through the property. 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

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

We understand the land is not entered into 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.

An additional area of land adjoining the property, not shown on the sale plan, has been occupied and used by the Sellers as part of the property since 1989. This area currently falls within the registered title of the neighbouring property and does not form part of the Sellers' registered title and is not included in the stated acreage. The Sellers will sell only such rights as they may have in this area and give no warranty as to title. The sellers will, where reasonably possible, provide reasonable assistance (including a statutory declaration as to their use and occupation) to a purchaser wishing to regularise the title position, at the purchaser's cost. Prospective purchasers should take their own legal advice.

Vendors Solicitors

Tim Williams | HCR Legal LLP
Overross House, Ross Park, Ross-On-Wye, HR9 7US
tewilliams@hcrclaw.com
07345452969

Viewing

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

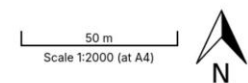
IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further 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**.

Land off Slad Road, Slad, Stroud, GL6 7RD

Guide Price £100,000 Freehold



Produced on Land App, Oct 9, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)



Land off Slad Road, Slad, Stroud, GL6 7RD

Guide Price £100,000 **Freehold**



Contact:

Ellie Isaac MRICS FAAV

Associate Rural Surveyor

T: 07849 800739

E: ellie.isaac@brutonknowles.co.uk

Andrew Dickenson

Rural Assistant

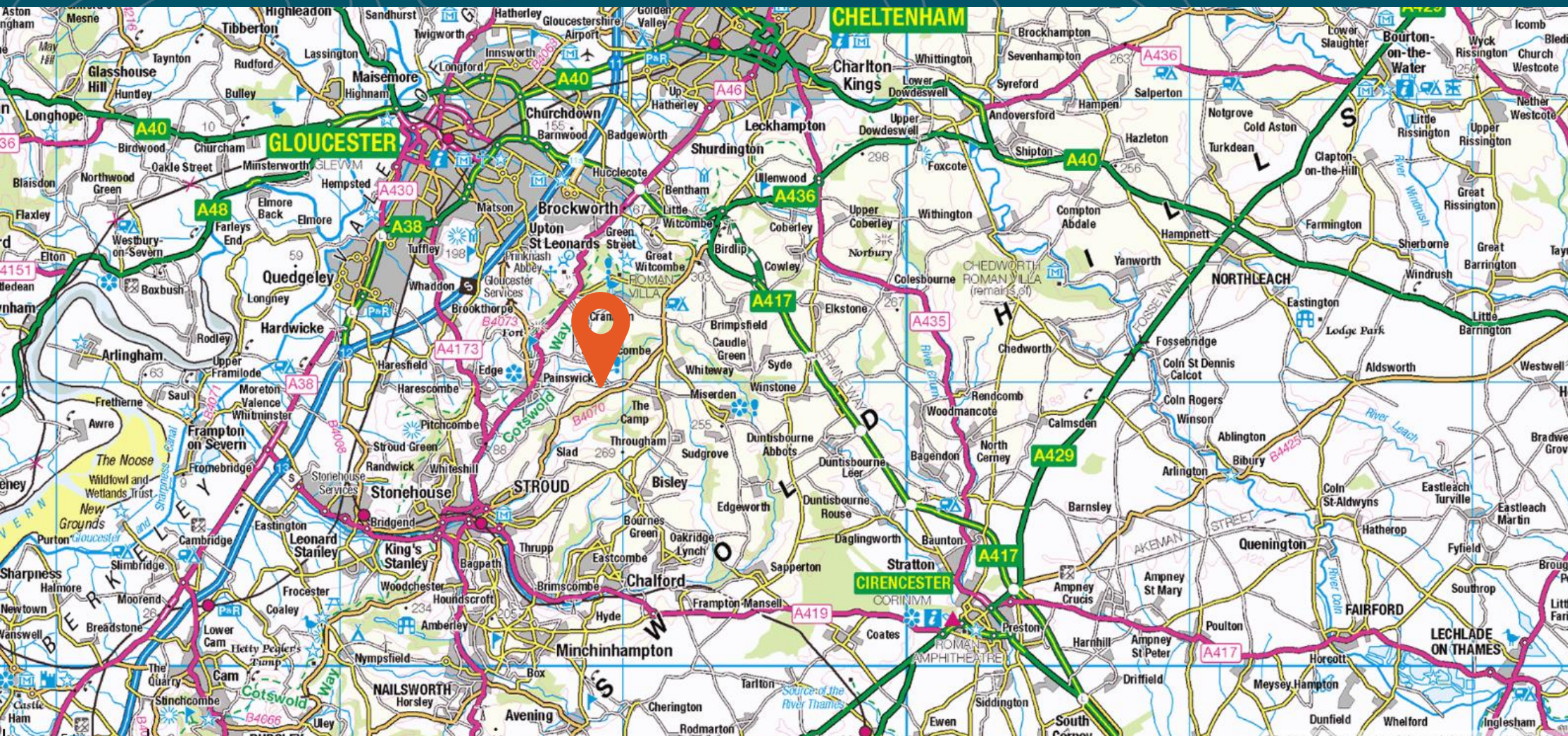
T: 07483 638727

E: andrew.dickenson@brutonknowles.co.uk



Land off Slad Road, Slad, Stroud, GL6 7RD

/// what3words snoring.florists.twisting



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

FORMAL TENDER

LAND AT B4070, SLAD, STROUD, GL6 7QD

(To be completed in CAPITALS save for the signature(s))

To: Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF

I/We

of

.....Postcode.....

Telephone..... Email.....

Mobile.....

Signed: Dated.....

Description	Tender Bid	
Approximately 3.67 acres of pasture with stables at Slad	£	(figures)
		(words)

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal Tender should include with their Tender, either a photo driving licence or passport and a utility bill verifying their address and dated within the last three months either in their individual capacity or as an officer of a corporate entity.

Please attach a cheque/Banker's draft payable to Bruton Knowles Ltd for 10% of the bid price as a deposit. If you are unsuccessful, the cheque / Banker's draft will be returned to you. This Tender is based on the Contract of sale and documentation within the Tender pack.

I/We understand this is a legal document and if the offer is accepted will require the signature of the parties on various Agreements.

Solicitor's Details: ~

Name:

Address:

Postcode..... Telephone.....

Email Mobile.....

Signed: Dated.....

Comments (if any)

THIS DOCUMENT IS A CONTRACT OF SALE. IF YOUR BID IS ACCEPTED YOU ARE OBLIGED TO COMPLETE THE PURCHASE ACCORDING TO THE CONDITIONS.

Mark Tender document

"SALE BY FORMAL TENDER – LAND AT B4070, SLAD"
and return to

Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF
No Later than **12 NOON** on **THURSDAY 26TH NOVEMBER 2026**