Land and Stables at Culver Hill

Amberley, Stroud, GL5 5BB

BRUTON KNOWLES



- **Well located with equestrian potential**
- **3.43 acres of land and budlings**
- **Good road access**

For Sale

brutonknowles.co.uk

Land at Culver Hill, Amberley, Stroud, GL5 5BB

Guide Price £95,000 Freehold

Introduction

A well-located parcel of equestrian land extending to approximately 3.43 acres, including traditional stable buildings, situated within the Stroud Valleys.

For Sale by Formal Tender
Offers to be received by 12 noon on Thursday 17 December 2026.

Legal Pack available from
Caroline Irvine
Caroline.irvine@langleywellington.co.uk



Land at Culver Hill, Amberley, Stroud

Guide Price £95,000 Freehold

Location

The property at Culver Hill is situated approximately 2.8 miles south of Stroud, Gloucestershire, within the highly regarded Cotswold Area of Outstanding Natural Beauty (AONB). The property enjoys a convenient position adjoining the A46, which provides direct links between Stroud and Bath. The M5 motorway is readily accessible via Junction 13, approximately 6.2 miles to the north-west, offering excellent connectivity to the wider motorway network.

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The Buildings

The buildings comprise two traditional stone buildings situated along the south-eastern boundary of the property. The buildings have approximate gross external floor areas of 300 sq ft and 420 sq ft respectively. To the front of the buildings is a hardstanding yard area, which enjoys views across the Nailsworth Valley.

The buildings are in need of repair and improvement but have historically been utilised for agricultural and equestrian purposes.

The Land

The land is particularly well suited to equestrian use, being located a short distance from Minchinhampton Common, which provides access to an extensive network of off-road hacking routes. Much of the common benefits from designation as open access land under the Countryside and Rights of Way Act 2000 (CROW Act). Access to the common is available via a single-track rural lane located directly opposite the field entrance.

Extending to approximately 3.43 acres (1.38 hectares), the property comprises a single parcel of east-facing permanent pasture with small areas of manageable scrub. The land is classified as Grade 4 agricultural land, lying over loamy and clayey soils with slightly impeded drainage. We understand that a natural spring is present within the field.

The boundaries are predominantly defined by post and wire fencing, together with sections of traditional dry stone walling along the Culver Hill frontage.

The principal access is taken directly from Culver Hill via a gated accessway. A neighbouring landowner benefits from a right of access over part of this accessway. A public footpath also crosses the access area before continuing over adjoining land. We understand there are no other public rights of way affecting the property.

Services

We understand that the property is not currently connected to any mains services. Whilst mains service connections are understood to be available within the vicinity, prospective purchasers should make their own enquiries and satisfy themselves as to the availability, capacity and cost of any connections.

A natural spring is understood to be present within the land.

Tenure

Freehold. Sold with Vacant Possession upon completion.

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 formal tender. Offers should be submitted by 12 noon on Thursday 17th December 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

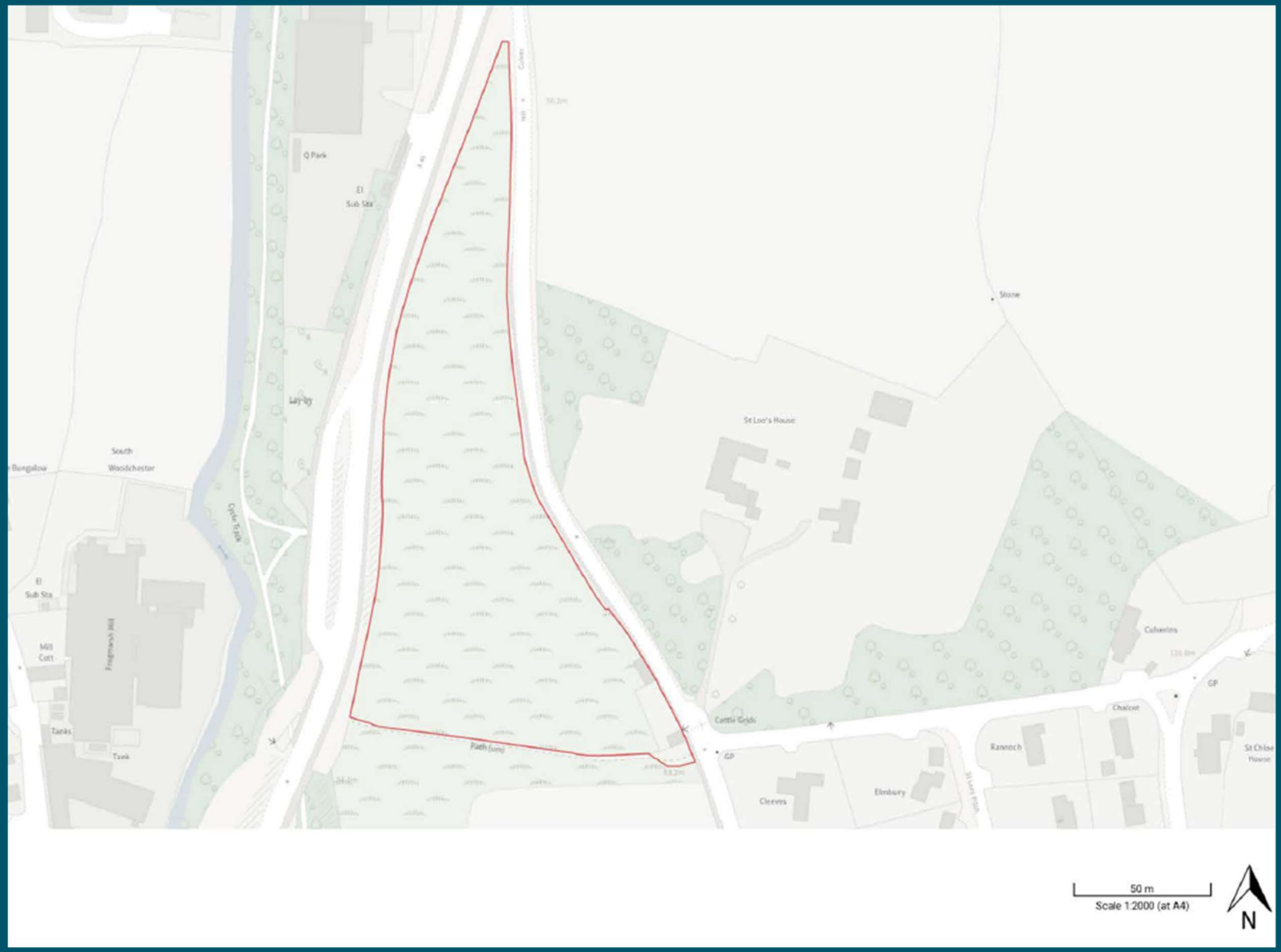
The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

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.

Subject to Contract November 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 purchasers(s) must rely on their own enquiries. Details Prepared November 2026. Photographs were taken historically.

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Contact:

Ellie Isaac MRICS FAAV

Rural Associate Surveyor

T: 07849 880739

E: ellie.isaac@brutonknowles.co.uk

Legal Pack:

Caroline Irvine at Langley Wellington

E: caroline.irvine@langleywellington.co.uk

T: 07842 409792

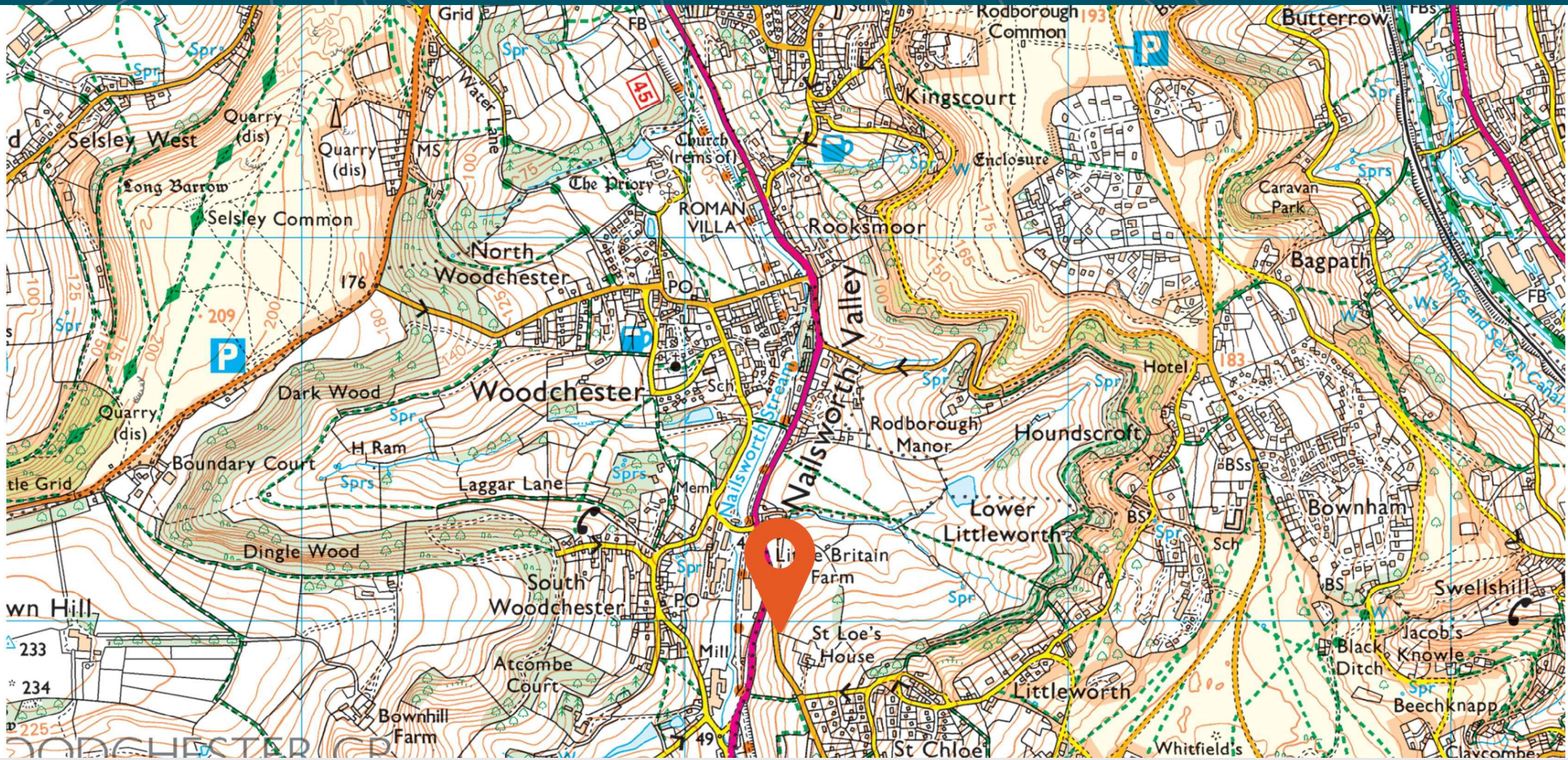
Formal Tender
Offers to be received by 12 noon on Thursday 17 December 2026



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what3words marsh.bolsters.ruler

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 RICS

The Property Ombudsman

FORMAL TENDER

LAND AT CULVER HILL, AMBERLEY, STROUD GL5 5BB

(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 3.43 acres of pasture with traditional buildings at Culver Hill, Stroud	**£** (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 CULVER HILL"
and return to

Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF
No Later than **12 NOON** on **THURSDAY 17TH DECEMBER 2026**