Land at Framilode

Framilode, Gloucestershire, GL2 7LH

BRUTON KNOWLES



- Attractive rural plot
- Extending to 0.63 acres
- Direct road access

For Sale

brutonknowles.co.uk

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Guide Price £50,000 Freehold

Location

The property is located just outside of Upper Framilode, a small rural village bordering the River Severn, approximately 9 miles to the southwest of Gloucester. The nearby village of Frampton on Severn is 1.4 miles south of the property and the market town of Stroud is 9.8 miles to the east.

The M5 is also easily accessed with a short drive to Junction 13. Connections to the A38 and A419 can also be found nearby.

Description

The property features a single level parcel of land in permanent pasture, extending to approximately 0.63 acres. Natural England agricultural land classification maps show the land as being Grade 3.

Access to the property is provided by a single vehicle gateway in its northwestern corner, and benefits from its slightly setback position from the unnamed road, that runs between Upper Framilode and Epney. Furthermore, the property is surrounded by agricultural land on its eastern boundaries and with a residential property to to its west. Additionally located in the southwest corner of the property is a small pond which is shared with the neighbouring property.

Planning Use / 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.

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.

Tenure

Freehold. Sold with Vacant Possession.

Services

We understand the property is not currently connected to any mains services. Any potential purchaser should undertake their own searches to confirm nearby services.

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 6th January 2027 to the sole selling agents, in writing addressed to:

Andrew Dickenson, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF or by email

andrew.dickenson@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.

Viewing

Viewings are strictly by appointment only. Interested parties should contact Andrew Dickenson to arrange a viewing.

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 and Photographs taken **November 2026.**

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Guide Price £50,000 Freehold



Produced on Land App, Nov 25, 2026.
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Central Grid Reference: SO75301020

50 m
Scale 1:1250 (at A4)

N

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Contact:

Andrew Dickenson

Rural Assistant

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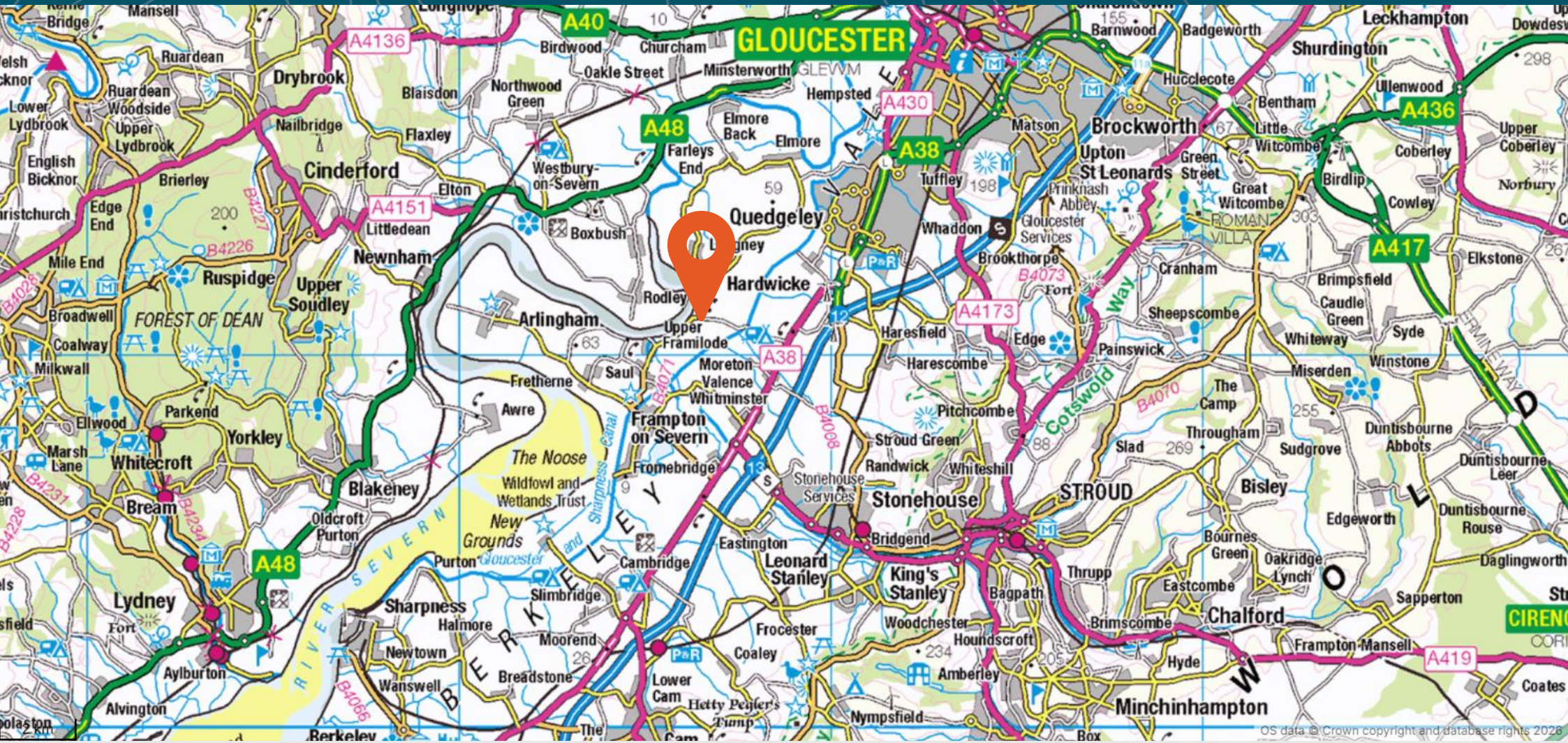

Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to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