



Cherry Tree Glamping,
The Camp, Near Stroud,
Gloucestershire, GL6 7EU

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BK | Bruton Knowles

Cherry Tree Glamping, GL6 7EU

A glorious glamping site located in a picturesque Cotswold valley.

A fantastic glamping site, offering 4 wooden glamping lodges and 25 tent/caravan hook ups within 5.6 acres.

- Stroud—5.2 miles
- Cheltenham—9.3 miles
- Gloucester— 9.9 miles
- Bristol —44.8 miles



LOCATION

The campsite is well located with easy access directly off the B4070, which connects Stroud and Cheltenham.

The site is embedded within the picturesque Slad valley, backing onto Black Stable Woods, which provides beautiful walks to Sheepscombe and Painswick. The site is also well located for walking the infamous Laurie Lee trial, a circular walk to commemorate the 100th anniversary of the birth of Gloucestershire most famous 20th century author.

DESCRIPTION

Cherry Tree Glamping was originally a family run camp site, which has since expanded to include glamping lodges and a café.

The site extends to approximately 5.60 acres of level ground. The site is split into three sections. The campsite, comprising of a paddock with 19 electric hook ups and 25 tent pitches, 4 glamping lodges with individual secure gardens and

each with its own hot tub and decking area and a large private garden with a vegetable garden, work shop and wash rooms.

THE GLAMPING LODGES

The four existing lodges vary in size .

Lodge	Sleeps	Sqm
Bluebell	6	35
Butterfly	4	21
Squirrel	2	15
Bumblebee	2	21

PLANNING

The planning consent for the site permits two further lodges to be constructed.

Planning was previously granted in 2020 for 10 tent, 4 bell tents and a tradition wagon (ref: s.20/11027/FUL). This application has since lapsed.

FURTHER INFORMATION

Turnover accounts are available by special request.



THE SUNFLOWER CAFE

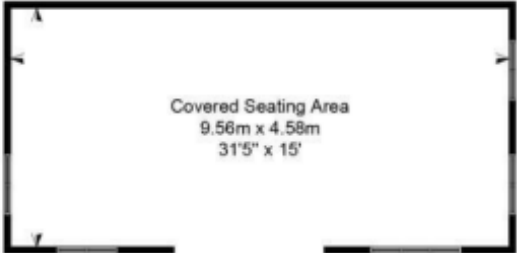
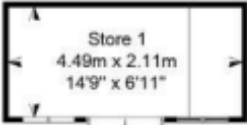
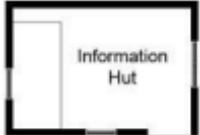
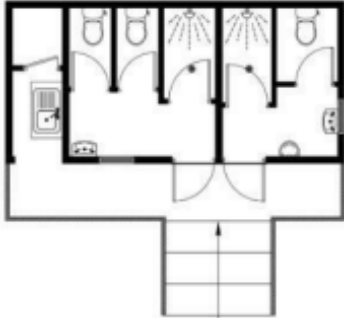
The campsite benefits from an onsite country café, which has previously been serving breakfast and lunch throughout the week to both camp site residents and the general public. The property is a single storey timber cabin and benefits from a commercial kitchen and separate toilet block.

The café is a popular stop for walkers. There is both inside and outside seating, with a timber pole barn providing an outdoor covered seating area and separate toilet block. Children can also enjoy the small sand pit during their visit to The Sunflower Café.

The Sunflower Café has ceased trading due to a relocation.

Cherry Tree Glamping, Sevenacres, Cranham, Gloucestershire

Shower Block



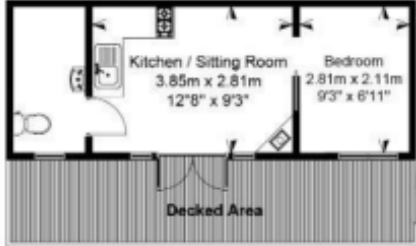
Approximate IPMS2 Floor Area

Bluebell Lodge	35 sq metres / 377 sq feet
Bumblebee Lodge	21 sq metres / 226 sq feet
Butterfly Lodge	21 sq metres / 226 sq feet
Squirrel Lodge	15 sq metres / 161 sq feet
Sun Flower Cafe	51 sq metres / 549 sq feet
Outbuildings	166 sq metres / 1787 sq feet
Total	309 sq metres / 3326 sq feet

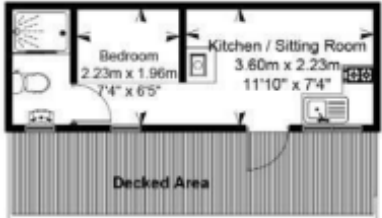
Simply Plans Ltd © 2023
07890 327 241
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

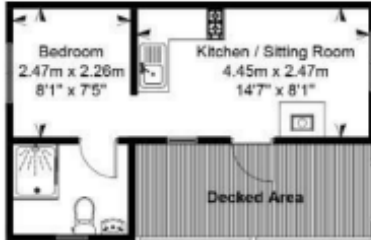
Butterfly Lodge Up



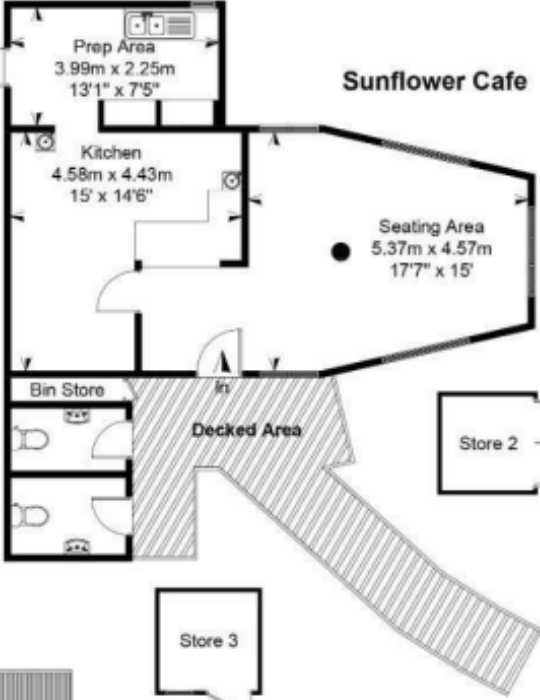
Squirrel Lodge



Bumblebee Lodge



Bluebell Lodge



Sunflower Cafe

Workshop / Wood Store



Outbuildings
Not Shown In Actual Location Or Orientation



SERVICES

The site is connected to mains water and LPG gas. The lodges are heating by electric heating, with a further 19 electric hook ups on the campsite.

The property is connected to a private septic tank drainage system.

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.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

The property is elected for VAT.

VIEWINGS

Viewing will be strictly by appointment only with Bruton Knowles as the sole selling agents.

SALE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs, building plan and ordnance survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate

HEALTH AND SAFETY

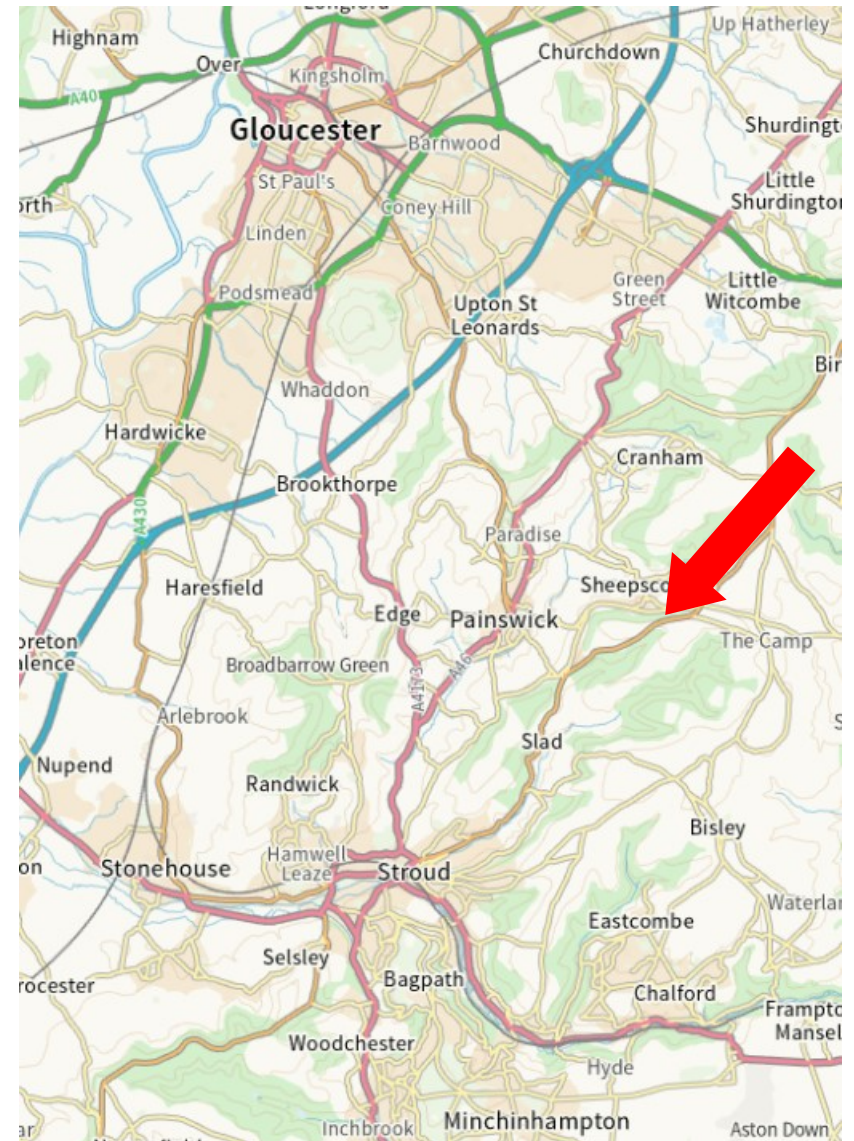
The site is still in operation and given the potential hazards of moving vehicles, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

OFFERS

The property is For Sale by way of Private Treaty. Offers should be submitted to the sole selling agents in writing to:

Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880000 or by email

eleanor.isaac@brutonknowles.co.uk



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 purchaser(s) must rely on their own enquiries. Details and photos prepared July 2024.



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