



Land at Edge Lane, Stroud, GL6 6NE

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BK | Bruton Knowles

An equestrian yard and land north of Washbrook Farm, Edge, GL6 6NE

A fantastic equestrian property, including a flood lit outdoor menage, stables and grazing in a highly desirable location.

- Stroud—4.0 miles
- Gloucester— 6.6 miles
- Cheltenham—11.1 miles
- Bristol —35.2 miles



LOCATION

The land is located off Edge Lane, a single track rural lane 4.0 miles north of Stroud, a market town in Gloucestershire. Painswick lies 1 mile to the East providing direct access to Stroud and Cheltenham via the A46. The land has access to a good wider road network with Junction 11A of M5 being 8 miles to the North, which provides links to Bristol and Birmingham.

DESCRIPTION

The land extends to approximately 7.82 acres and is split into two parcels. The land is Grade 3 permanent pasture lying over base rich loamy and clayey soils.

The equestrian facilities include, a 20m x 32m all weather sand and rubber base Manège with temporary lighting, large hard standing parking area, a timber hay/feed store, a concrete lorry

park (going for retrospective planning)/muck heap ramp, tack room, two loose boxes, lean-to store and a four bay field pole barn. The property is accessed via a full right of access. There is another access across neighbouring land for larger farm machinery. The accessways are marked brown on the attached plan.

There are no public footpaths or rights of way crossing the land.

SERVICES

The land is connected to mains water. There is currently no electricity connection. We understand a connection is located nearby.



OVERAGE CLAUSE

There is no overage clause being proposed as part of the sale.

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 not elected for VAT.

VIEWINGS

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

BUYERS PREMIUM

There will be a buyers premium of £750 plus VAT payable by the buyer to Bruton Knowles in addition to the purchase price.

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 February 2024. Photos taken January 2024.

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

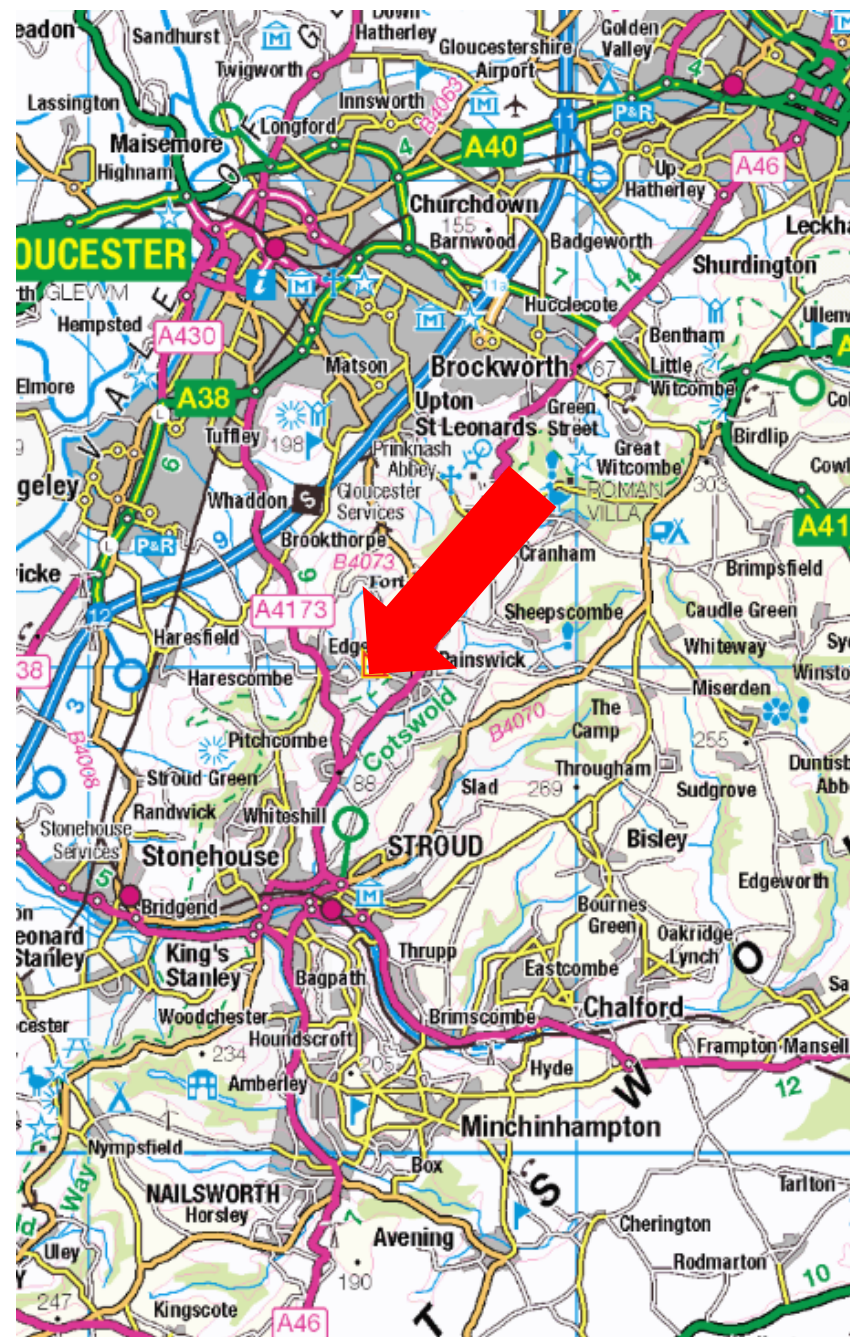
Given the potential hazards of a working yard, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

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





Bruton Knowles Gloucester

Olympus House, Olympus Park,
Quedgeley, GL2 4NF

01452 880000

Ellie Isaac MRICS

eleanor.isaac@brutonknowles.co.uk

