



## Land and Stables at Cranham

Lane to Cranham Village, Cranham, GL4 8HP



# Land and Stables at Lane to Cranham Village

## Cranham, GL4 8HP

Bruton Knowles

Olympus House, Olympus Park, Quedgeley,  
Gloucester GL2 4LY  
01452 880000

### LOCATION

The land is located off the lane to Cranham village a rural single track road. The A46 is in close proximity, lying 0.7 miles to the west which provides access to Stroud and Cheltenham. Wider network links to Bristol and Birmingham can be accessed from Junction 11A of the M5 which is 5.5 miles to the north.

### DESCRIPTION

The land is available as a whole or in lots

#### LOT 1

The land and stables at Cranham briefly comprises a timber stable block yard with 3 loose boxes and a tack room with a detached hay store/field shelter constructed of corrugated tin. The property is set in approximately 7.3 acres of gently sloping pastureland, split across two main paddocks.

#### LOT 2

The land extends to approximately 1.5 acres and is accessed via a pedestrian gate from the main highway. The land will be fenced at the sellers expense should the property sell in lots. The fencing is to be post and rail with stock proof fencing.

The land is south facing and benefits from protected picturesque views over Cranham Common Site of Special Scientific Interest. The land is well located for equestrian purposes, with an extensive network of off road hacking, either via Buckholt and Rough Park Woods or Cranham Common. The woods are accessed directly opposite the entrance to the land .

According to the Agricultural Land Classification Maps the land is Grade 3 land, lying over loamy shallow lime-rich soils over chalky or limestone making it freely draining. The land is bound by mature hedgerows and post and wire fencing with a post and rail dividing the land into two grazing fields.

### Approximate distances

- Gloucester 5.9 miles
- Stroud 7.1 miles
- Cheltenham 8.5 miles
- Bristol 41.9 miles
- Birmingham 57.5 miles

### BUILDINGS

The buildings comprise:

- 3 timber loose boxes with a concrete floor and corrugated roof
- Secure tack room
- Detached hay store/field shelter constructed of corrugated tin and earth floor

### BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency (RPA), and there are no entitlements as part of this sale.

### STEWARDSHIP

The land is not part of any Environmental Stewardship Scheme.

### 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. There are no public footpaths across the property.

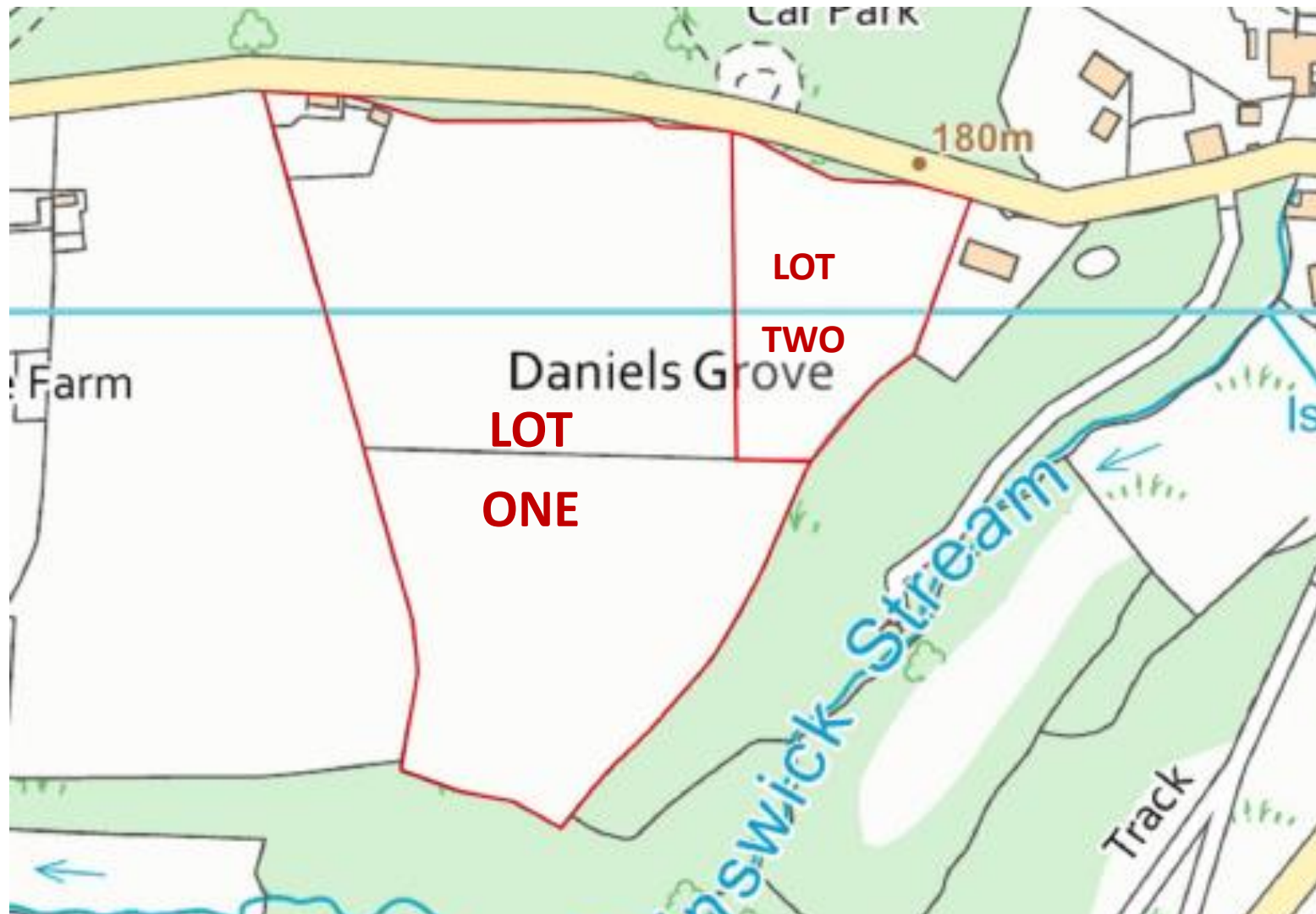
### INSURANCE

As from the date of completion, the property will be at sole risk of the purchaser



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Bruton Knowles is 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 has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

# Land and Stables at Cranham

## SERVICES

The land and stables, on Lot 1, benefit from a mains water supply, providing water to the individual paddocks and yard. Lot 2 has no water, but we believe a connection could be made nearby. There is no main electric to the property. We do however believe there to be a connection nearby

## LOCAL AUTHORITY

Stroud District Council

## TENURE AND POSSESSION

The property is available for sale freehold with vacant possession from 1st February 2023

## LEGAL FEES

Each party is held responsible for the legal fees associated with the sale of the subject property.

## BUYER'S PREMIUM

A buyer's premium of £750 + VAT per lot is payable in addition to the purchase price on exchange of contracts to cover administrative costs.

## 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

## OFFERS

The property is for sale by Informal Tender as a whole or in two lots. All offers should be submitted in writing on the prescribed tender form and returned in an envelope or as an email attachment clearly stating **Land and Stables at Cranham/ERI – Offers** to the agents;

FAO Eleanor Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF no later than **12 noon on Wednesday 11th January 2023.**

## UPLIFT CLAUSE

An uplift clause is proposed to be included in the sale contract covering the land and buildings for 30% of the uplift in value, for 30 years, on the grant of planning permission for any non agricultural or non equestrian use.

## VIEWINGS

All viewings are strictly via appointment with the sole selling agents Bruton Knowles.

Please contact Eleanor Isaac to arrange a viewing

01452 880000

[Eleanor.isaac@brutonknowles.co.uk](mailto:Eleanor.isaac@brutonknowles.co.uk)



### Bruton Knowles

Olympus House, Olympus Park, Quedgeley,  
Gloucester GL2 4LY

Eleanor Isaac

01452 880000

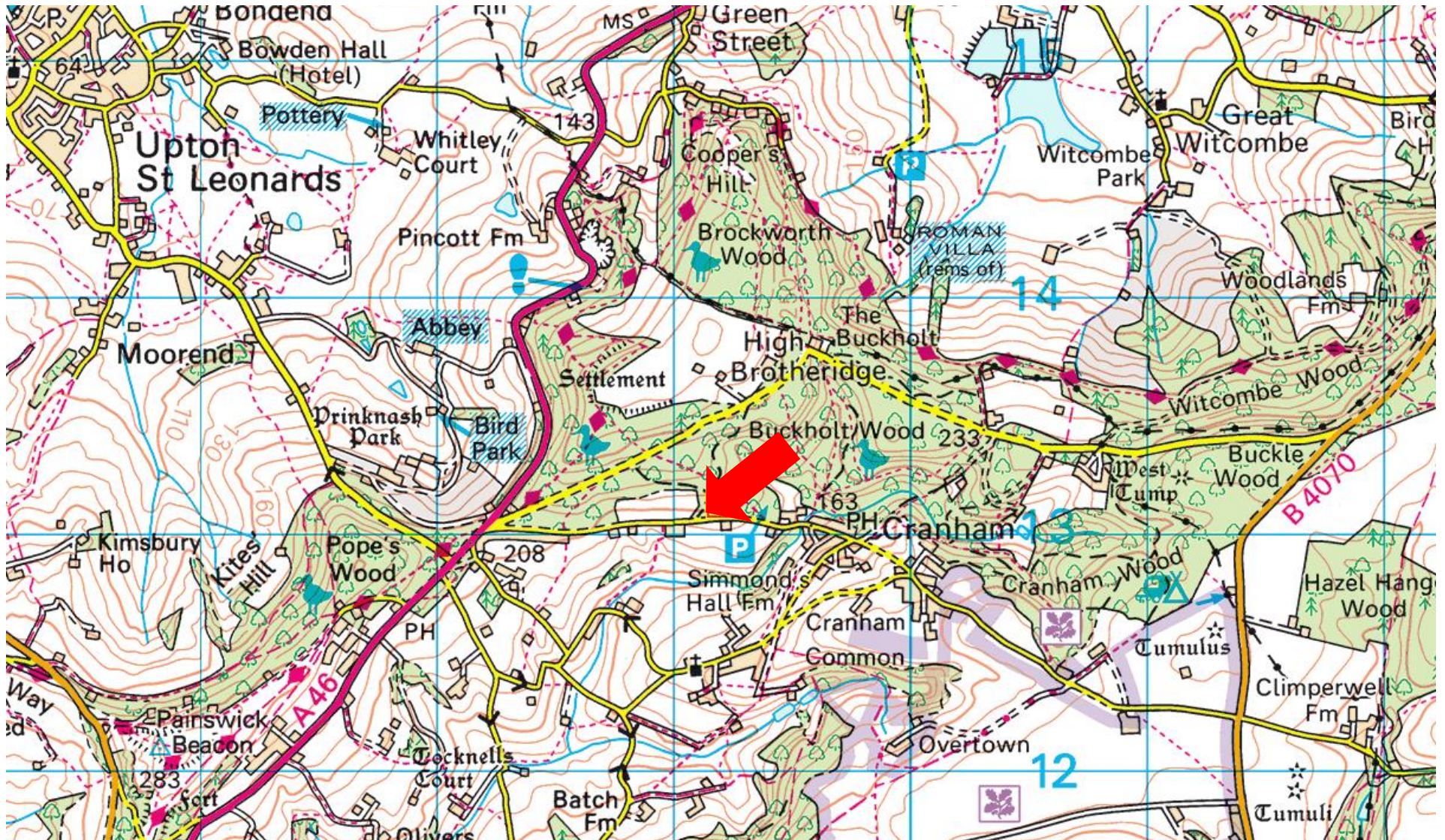
[eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)



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Subject to Contact & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.



**FORM OF INFORMAL TENDER – Land and Stables at Cranham, Gloucester, GL4 8HP**

**Informal Tenders Closing Date: Noon on **Wednesday 11<sup>th</sup> January 2023****

**Subject to Contract**

I/We offer the sum of: \_\_\_\_\_

\_\_\_\_\_  
*(figures and words)*

Whole  Lot 1  Lot 2

This is my/our best and final offer.

Complete as appropriate:

My/Our position is:

1. Cash Purchaser(s)
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other

**SOLICITOR  
DETAILS**

My/Our Solicitor: Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**YOUR DETAILS**

Name: \_\_\_\_\_

*Please Print*

Address: \_\_\_\_\_

\_\_\_\_\_

Tel No: (H) \_\_\_\_\_ (W) \_\_\_\_\_ Ext \_\_\_\_\_ Date \_\_\_\_\_

Email: \_\_\_\_\_ @ \_\_\_\_\_

Signed: \_\_\_\_\_

This form is to be returned no later than 12 Noon on **Wednesday 11<sup>th</sup> January 2023** to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF or eleanor.isaac@brutonknowles.co.uk. Please mark the envelope/email "**Land and Stables at Cranham/ERI**"

**NB** The Vendors do not bind themselves to accept this or any other offer whether higher or lower.