



Land at Ruscombe and Humphreys End  
Stroud, Gloucestershire

**BK** | Bruton  
Knowles



# Land at Ruscombe and Humphreys End, Stroud, Gloucestershire

A rare opportunity to buy an attractive block of permanent grassland which adjoins the thriving market town of Stroud.

About 49.10 acres (19.87 ha) in total

## Location

The land at Ruscombe and Humphreys End is located to the north of Stroud and is on the northern edge of Cashes Green and Archway School. The block of land is separated by Ruscombe Road which provides access to both the eastern and western parcels.

## Description

Lot 1 - 27.87 acres (11.28 ha)

A block of south facing permanent pasture separated into three parcels by mature hedges and fencing. There is access direct from Ruscombe Road with a short track leading down to a pole barn with earth floor and concrete yard area.

Lot 2 - 13.96 acres (5.65 ha)

A single enclosure of permanent pasture on a south west facing slope with direct road access off Ruscombe Road bounded by mature hedges and stock fencing.

Lot 3 - 7.26 acres (2.94 ha)

A single enclosure of permanent pasture on a north east facing slope with direct road access off the lane opposite More Hall Convent, bounded by mature hedges and stock fencing.

## Services

All parcels of land benefit from a water connection. Further details are available from the sole selling agent, Bruton Knowles.

## Subsidies and Grants

The land is registered with the Rural Payments Agency and no delinked payments are offered as part of the sale. Claims under the 2023 Basic Payment Scheme have been made and will be retained by the seller.

The current HLS and ELS agreements expire on the 1st September 2024 and the purchaser will be expected to take over and comply with the scheme rules until this date. Further details are available upon request.



## Title and tenure

The freehold interest is being offered for sale by informal tender. There is a grazing licence in place over the whole which expires on 23rd March 2024. A copy is available on request. The property is registered with Land Registry under Title Number GR204682.

## Wayleaves, Easement and Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Several public footpaths cross the land, a detailed map of all public rights of way is available to view on the Gloucestershire County Council Website.

## Covenants & Restrictions

The land is not being sold subject to any covenants or restrictions.

## Overage

The land is being sold subject to an overage clause for a period of 30 years at the rate of 30% of the uplift in value if planning permission is granted for either commercial or residential development. For the avoidance of doubt the erection of the farm buildings, stables, or dwellings subject to Agricultural Occupancy Conditions will not trigger an overage payment.

## Costs

There will be a £1,000 plus VAT buyer's premium payable by the purchaser of each lot sold, this is in addition to the purchase price.

## Local Authority

Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, GL5 4UB.  
01453 766 321.

## Terms

The land is available for sale by way of Informal Tender. Tenders should be submitted within the prescribed form which is available from Bruton Knowles at Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF and should be submitted to Ellie McDowell by noon on Thursday 4th January 2024.

## Viewing

Please contact;  
Ellie McDowell—07514 494 694 [ellie.mcdowell@brutonknowles.co.uk](mailto:ellie.mcdowell@brutonknowles.co.uk) or  
Ben Compton—07500 064 212 [ben.compton@brutonknowles.co.uk](mailto:ben.compton@brutonknowles.co.uk)  
to make an appointment to view the land. Viewings will be at your own risk and the majority of the land can be seen from footpaths. Please wear appropriate footwear and note that the field gates will need to be climbed over to get access if not using the footpath styles/gates.





**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 tenant(s), prospective tenant(s) must rely on their own enquiries. Details Prepared November 2023 Photos taken July October 2023.

**Bruton Knowles Gloucester**  
Olympus House, Quedgeley GL2 4NF  
**01452 880000**

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