

# 222 Westward Road

Ebley, Stroud, GL5 4ST



**BRUTON  
KNOWLES**



- Centrally located
- Development project
- For sale by Public Auction 6pm, Tuesday 9<sup>th</sup> December The Old Crown Inn, Ebley, GL5 4TG

**For Sale By Public Auction**

[brutonknowles.co.uk](https://brutonknowles.co.uk)



# 222 Westward Road, Ebley, Stroud, GL5 4ST

Guide Price £250,000 **Freehold**



## Introduction

The property is located to the south of Stroud town centre and is situated within an established residential area. It benefits from good access to the A419, providing direct connectivity to Junction 13 of the M5 and the wider motorway network.

For Sale by Public Auction  
6pm, Tuesday 9th December  
at The Old Crown Inn, Ebley, GL5 4TG





# 222 Westward Road, Ebley, Stroud, GL5 4ST

## Location

The property is well located, approximately 1.6 miles west of Stroud town centre, with direct access onto Westward Road. The A419 lies just 1 mile to the south, providing excellent connectivity to Junction 13 of the M5 and onward links to Birmingham, Bristol, and the wider motorway network.

Stroud Railway Station is easily accessible and offers regular direct services to London Paddington in under 90 minutes, enhancing the property's regional and national connectivity.

## Description

The property comprises a detached stone-built dwelling set beneath a pitched slate roof, offering character and potential in equal measure. Positioned in a generous plot, the house is fronted by a spacious lawned garden that extends to a charming ha-ha.

The property benefits from ample off-road parking, with a right of access granted over the driveway for the neighbouring property. In addition, there is a single-storey timber store shed located within the grounds.

The dwelling is in need of full renovation throughout, offering an excellent opportunity for a purchaser to restore and modernise the property to their own specification.

## Council Tax

Council Tax Band D (£2,369)

## Local Planning Authority

Stroud District Council  
Tel: 01453 766321

## Services

We understand the property is connected to mains water, electricity and sewerage. There is currently no central heating to the property.

## Energy performance certificate

The property is Rated G (1)

## Tenure

Freehold with Vacant Possession.

## 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.

## 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.

## Insurance

As from the date of the contract the property will be at the sole risk of the purchaser who should affect their own insurance.

## Method of Sale

The property will be offered for sale by Public Auction at  
The Old Crown Inn, Ebley, GL5 4TG  
6pm, Tuesday 9<sup>th</sup> December 2025

All interested parties and prospective bidders are asked to note the following:

The property will be sold subject to the Special Conditions of Sale which will be available upon request.

Prospective purchasers are assumed to have inspected the property and made all usual and prudent pre-contract searches and enquiries.

The successful bidder is bound under contract as soon as the Auctioneer's gavel falls in his/her final bid.

The vendor's solicitors will have copies of all relevant Title documents and a local search available for inspection at their offices. It is recommended that anyone wishing to inspect these documents should make an appointment with the solicitors first to ensure that all the documents are available.

If any bidders are intending to come to the auction, they are advised to check with the Auctioneers the day before the sale to ensure that the property will be offered for sale.

No liability can be accepted for any expenses incurred by any intending bidder/buyer in inspecting any property, which has been sold or withdrawn prior to the auction.

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF or by email  
[ellie.isaac@brutonknowles.co.uk](mailto:ellie.isaac@brutonknowles.co.uk)

**Subject to Contract October 2025**

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 **October 2025**.

## Agents Details

Ellie Isaac of Bruton Knowles

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

01452 880000

## Solicitors Details

Bill Herbert of Davies & Partners

[Bill.herbert@daviesandpartners.com](mailto:Bill.herbert@daviesandpartners.com)

01216 164452

## 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.

## Agent Notes

Should any dispute arise between the vendor and purchasers before completion as to any point whatsoever contained in these particulars or as to their interpretation, the matter in dispute shall be referred to the arbitration of the auctioneer whose decision should be final and binding on all parties and shall determine how the costs of such reference shall be born.

Any bidder and/or their agent will be required to show proof of identification such as a passport or photographic driving licence and one other form of identification including proof of address.

Any agent acting on behalf of a purchaser must provide proof of written authority to act on behalf of the buyer. Please note payment of cash is not acceptable. Full details of the vendor's requirements are in the legal pack.

## Money Laundering

All buyers are advised that they will be required to register before bidding and will be required to present a form of identification (passport or photo driving licence) plus confirmation of their address (recent utility bill, council tax etc) to comply with the Money Laundering Regulations. Those Parties bidding on behalf of a company, other entity, or other person, please contact us prior to the auction day so that we can confirm what will be required. Those that do not comply with the Money Laundering Regulations will be unable to bid.

## Viewings

Interested parties should book onto the pre-arranged viewing days

11:00 - 12:30 Friday 7<sup>th</sup> November

09:00 – 10:00 Thursday 13<sup>th</sup> November

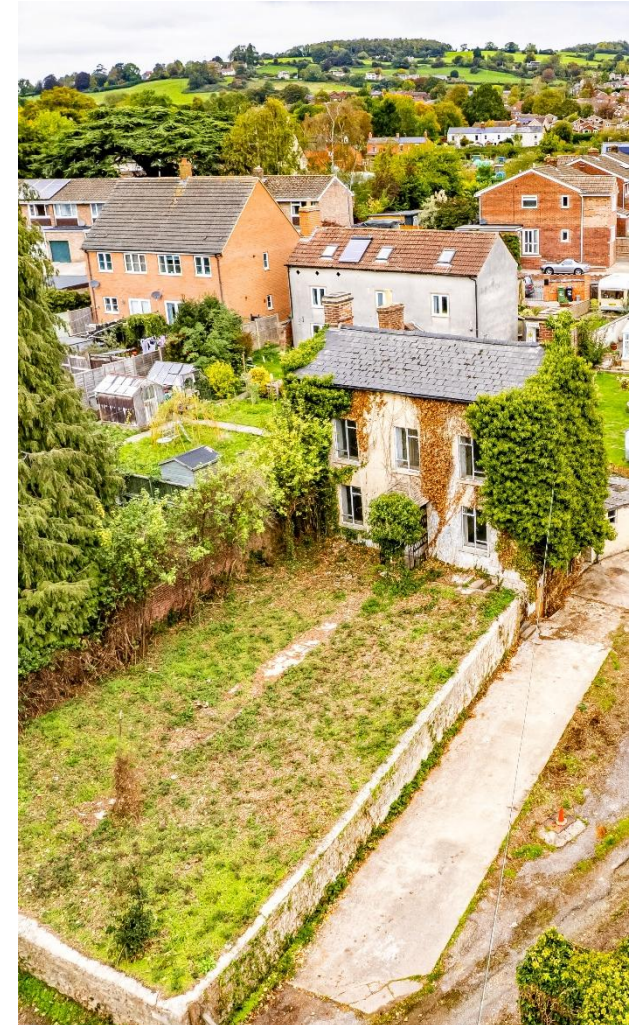
14:00 – 15:30 Friday 28<sup>th</sup> November

13:00 – 14:00 Friday 5<sup>th</sup> December

Please note, all viewings are strictly via appointment and should be confirmed with the selling agent.

Please contact Ellie Isaac ([ellie.isaac@brutonknowles.co.uk](mailto:ellie.isaac@brutonknowles.co.uk)) if you are unable to attend the pre-booked viewing days.

**Health and Safety for Viewers** - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.





## 222 Westward Road, Ebley, Stroud, Gloucestershire

### Approximate IPMS2 Floor Area

House	137 sq metres / 1475 sq feet
Cellar	26 sq metres / 280 sq feet
Workshop	9 sq metres / 97 sq feet
Garden Store	20 sq metres / 215 sq feet
Store	2 sq metres / 21 sq feet

Total	194 sq metres / 2088 sq feet
(Includes Limited Use Area)	14 sq metres / 150 sq feet)

Simply Plans Ltd © 2025

07890 327 241

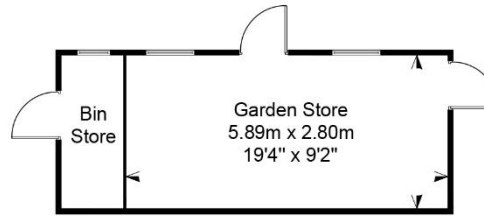
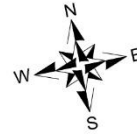
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This plan is for identification and guidance purposes only.

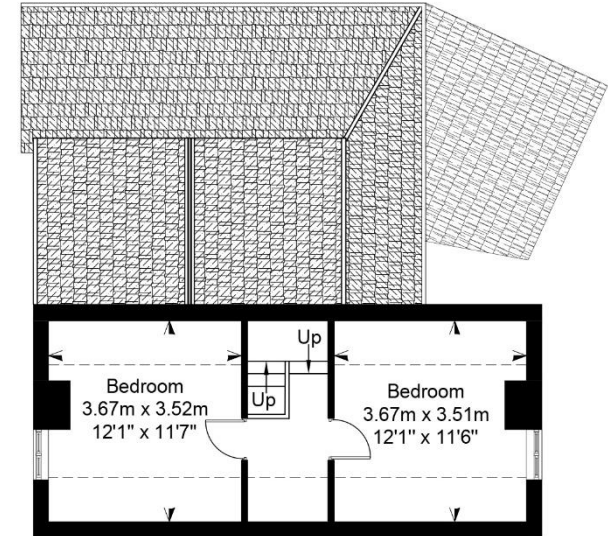
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

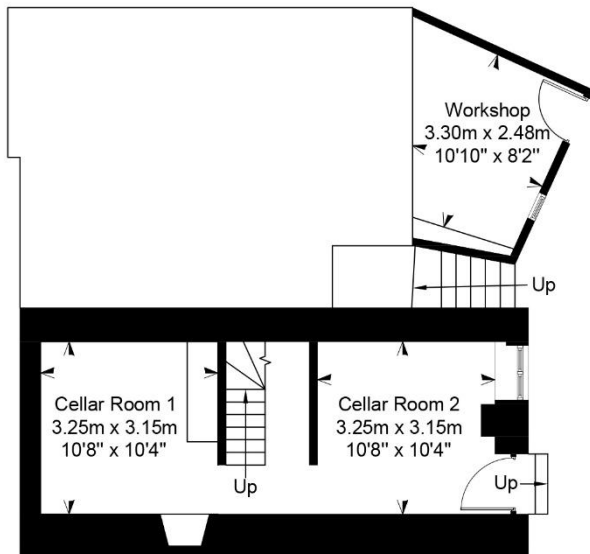


Outbuildings  
Not Shown In Actual Location Or Orientation

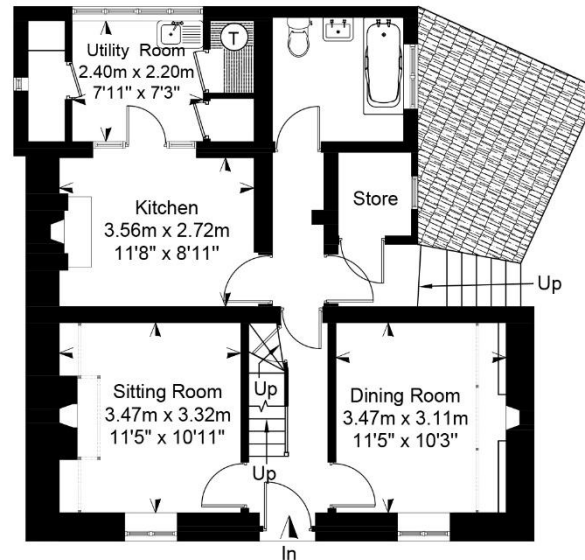


**Second Floor**

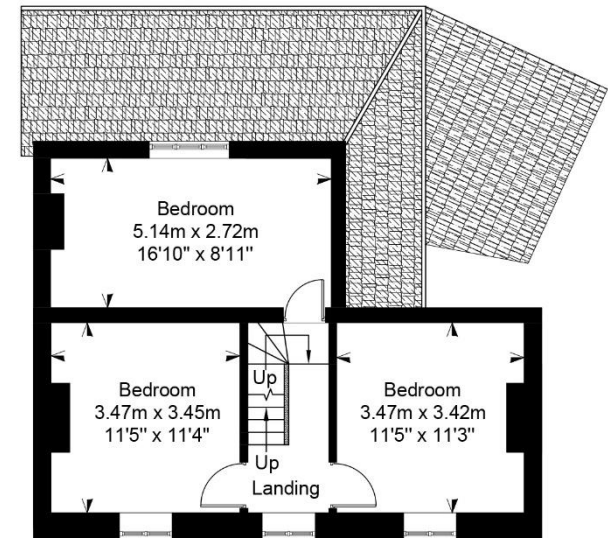
[---] = Limited Use Area



**Lower Ground Floor**



**Ground Floor**



**First Floor**

**Westward Road, Ebley, Stroud, GL5 4ST**



**Sales Agent:**

**Ellie Isaac MRICS FAAV**

**T:** 01452 880000

**E:** [ellie.isaac@brutonknowles.co.uk](mailto:ellie.isaac@brutonknowles.co.uk)

**Legal Pack:**

**Bill Herbert of Davies & Partners**

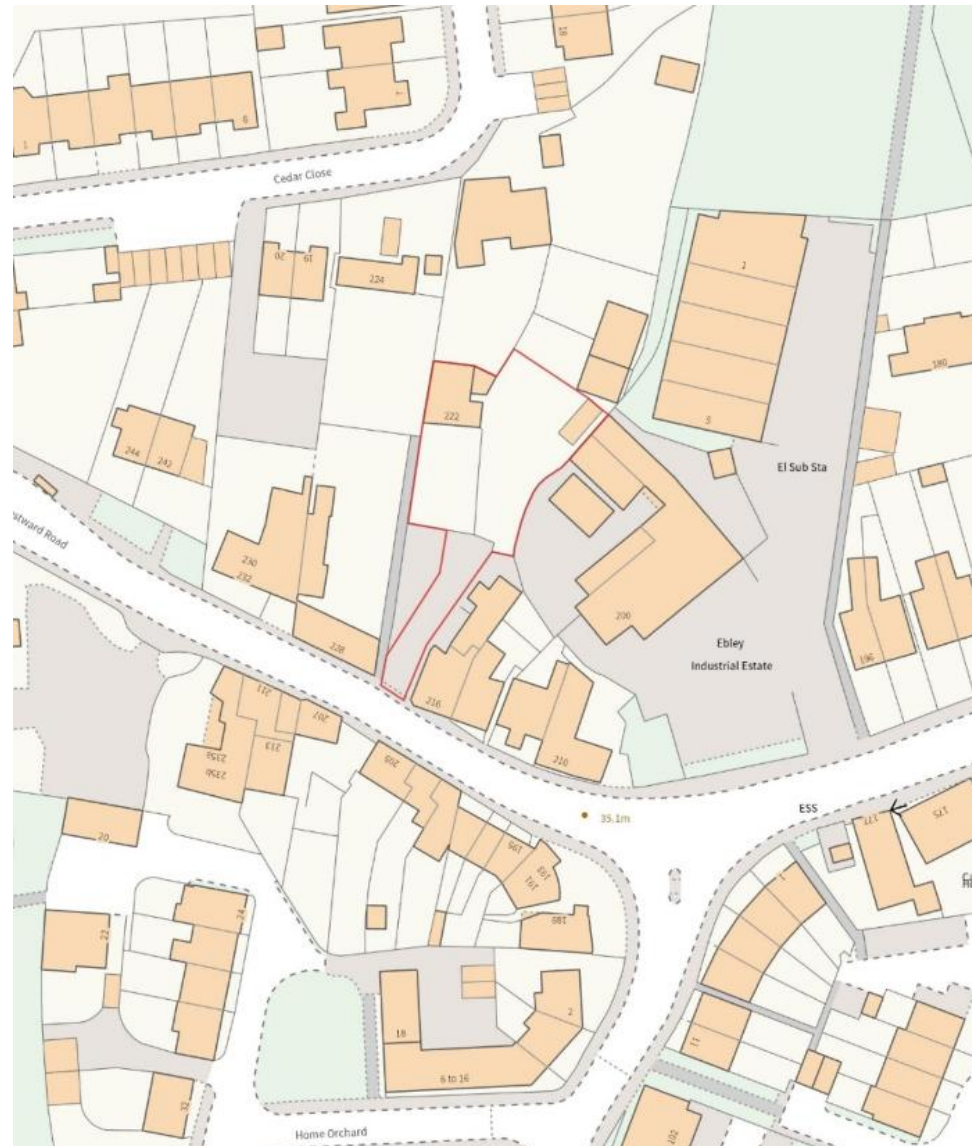
**T:** 01216 164452

**E:** [bill.herbert@daviesandpartners.com](mailto:bill.herbert@daviesandpartners.com)

**FOR SALE VIA PUBLIC AUCTION**

**TUESDAY 9<sup>TH</sup> DECEMBER 2025 6PM**

**THE OLD CROWN INN, EBLEY,  
GL5 4TG**



[brutonknowles.co.uk](http://brutonknowles.co.uk)



# 222 Westward Road, Ebley, Stroud, GL5 4ST

/// what3words **smirking.landmark.exits**



## BRUTON KNOWLES



**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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### For Sale

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