

# BROCKHILL QUARRY

NAUNTON, GLOUCESTERSHIRE



A unique country property, sitting in an elevated position with extensive equestrian facilities, and further development opportunities, set within just over 50 acres, the property enjoys views over the surrounding Cotswold countryside.

- Elevated position with panoramic views
- Extensive equestrian facilities
- Planning permission for Cotswold stone house with adjoining entertainment barn
- Four bedroom detached log cabin
- Planning consent for indoor arena and further development
- Over 9,000 sq ft of existing buildings.
- Extending to just over 50 acres in all

**Butler**   
**Sherborn**

**Stow-on-the-Wold Office**

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## DESCRIPTION

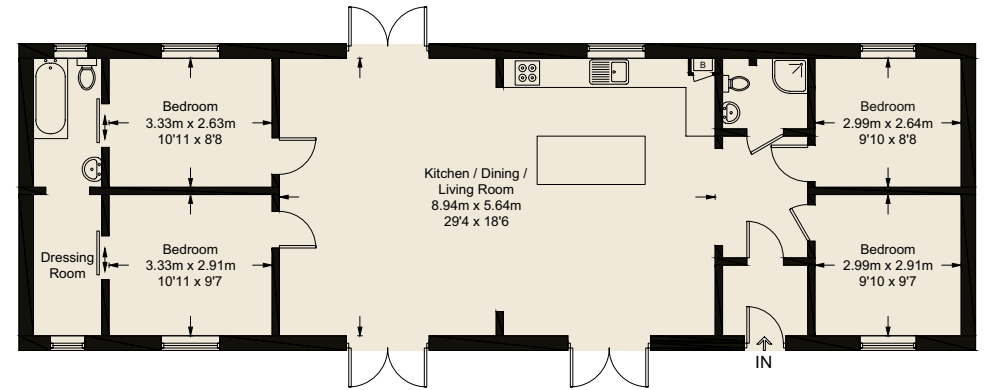
Brockhill Quarry sits in an elevated position above the village of Naunton and has stunning views over the surrounding picturesque Windrush Valley. Sitting in the heart of the quintessential Cotswold Area of Outstanding Natural Beauty, the property extends to just over 50 acres in all. The Naunton area is a real hub for equestrian excellence with multiple racehorse trainers, dressage, event riders and veterinary clinics all within a stones throw.

A pair of impressive electric gates flanked by Cotswold Stone walling open to Brockhill Quarry. A sweeping drive leads round to The Lodge and a 4-bedroom detached log cabin which sits away from the main yard. There is currently a substantial range of buildings which include 36 stables, a fully equipped tack room/staff day rooms, store rooms, wash bays and machinery stores. The impressive equestrian facilities include a five-furlong hill and round gallop with Andrews Bowen surface, 60m x 30m outdoor arena also with Andrews Bowen surface, covered 5 horse Claydon walker, lunge Pen with wax surface and turnout pen. The areas around the yard and log cabin have been beautifully landscaped with structural planting.

The grassland is well established, some of which has been divided into 12 usable paddocks with Horserail fencing, all of which have mains water connected. The main entrance provides great access for horseboxes and other large vehicles, whilst access from the north of the property opens onto the quieter country lanes with brilliant hacking.

Brockhill Quarry also benefits from a number of additional planning consents (Ref: 25/01732/FUL) which include the creation of a new Cotswold stone three bedroom home with office / entertainment space which extends to around 2,814 sq ft, and relocation of the existing timber lodge as ancillary accommodation. There is also additional planning for an impressive 60m





**The Lodge, Brockhill Quarry, Naunton, Cheltenham, GL54 3BA**

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1295409)

x 30m indoor arena, extensions to existing buildings and erection of a new machinery store.

The existing buildings and facilities at Brockhill Quarry along with the planning consents that have been secured, offer buyers the opportunity to enhance the existing equestrian property and create something truly exceptional. Buyers looking for a larger residential property in an outstanding position, may also (subject to planning) have opportunity to trade in the current buildings and consent for a substantial residential property.

## SERVICES

Mains water and electricity provided by solar, battery and backup generator. Oil fired central heating and private drainage. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & 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.

## EPC

Band E

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX -  
T: 01285 623000 | W: [cotswold.gov.uk](http://cotswold.gov.uk)

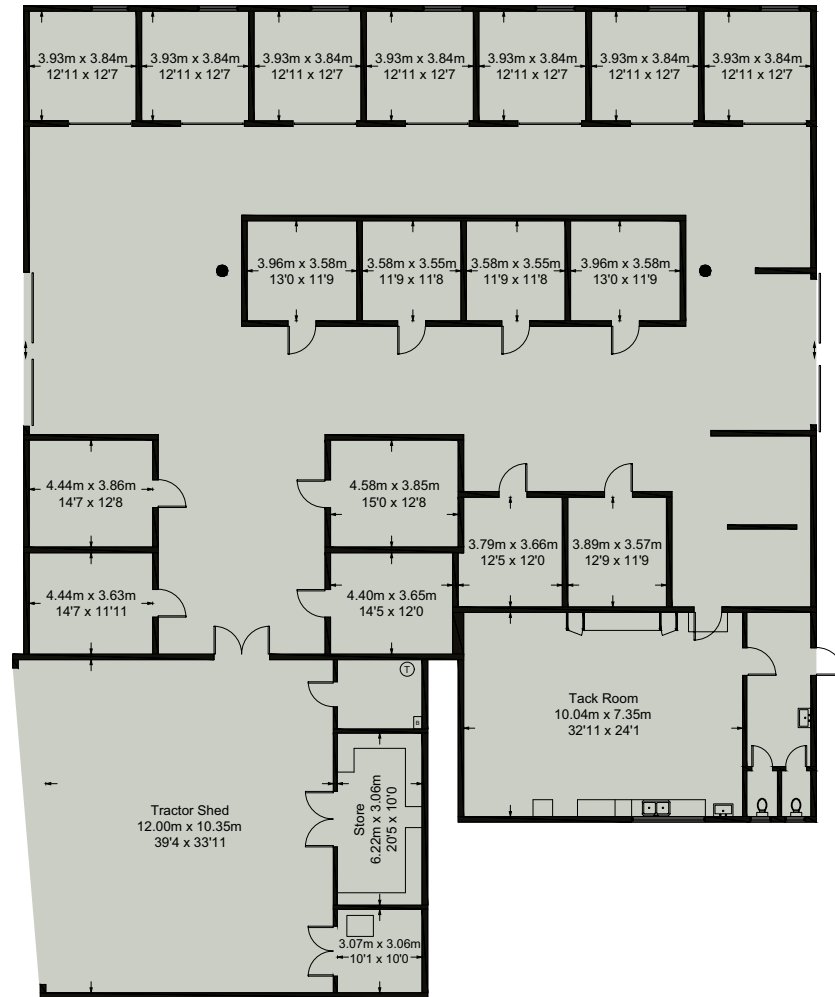
## VIEWINGS

Please telephone Butler Sherborn, Stow Office.  
T: 01451 830731 | E: [ben@butlersherborn.co.uk](mailto:ben@butlersherborn.co.uk)

## DIRECTIONS (GL54 3BA)

From Stow on the Wold head East on the B4068 towards Cheltenham, continue through the village of Lower Swell and after approximately 3 miles you will continue past the cross roads (signposted right to Cotswold Farm Park) and after 0.4 mile the entrance to Brockhill Quarry will be found on the right hand side.

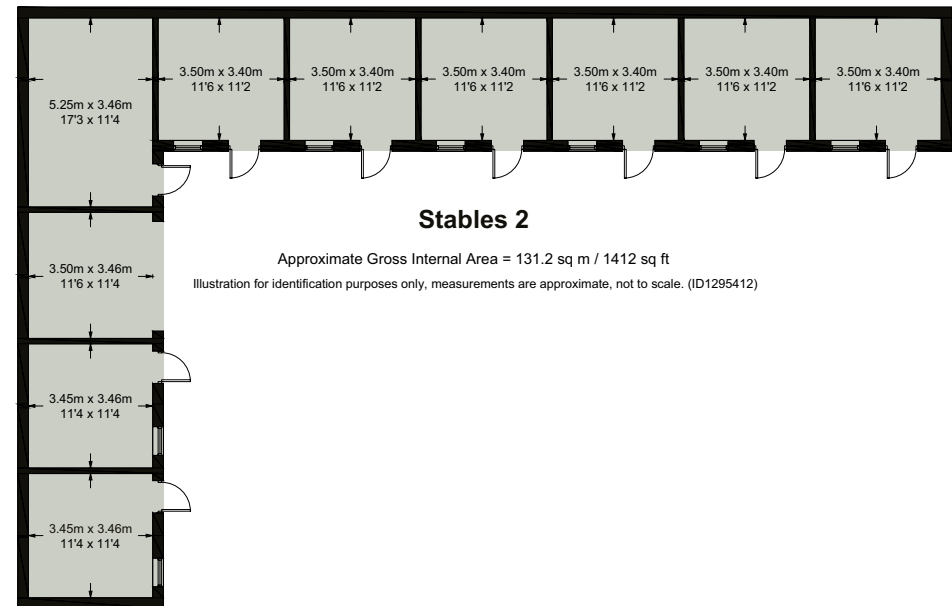
**what3words:** ///canyons.cycles.wheat



### Stables Tack Room

Approximate Gross Internal Area = 394.0 sq m / 4241 sq ft

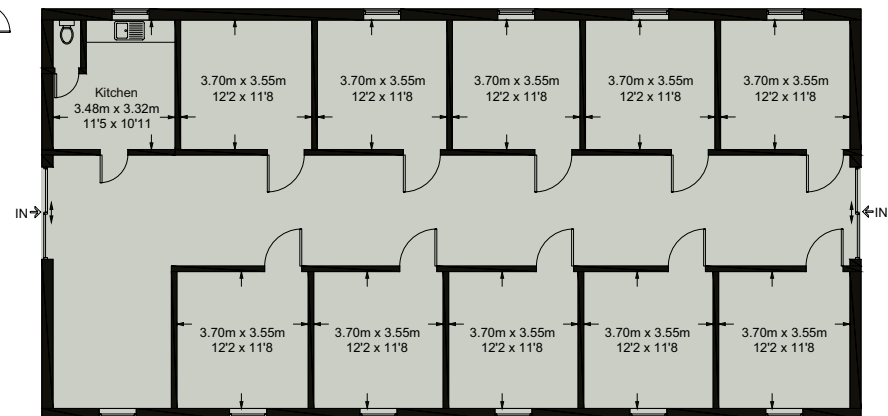
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1295410)



### Stables 2

Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1295412)

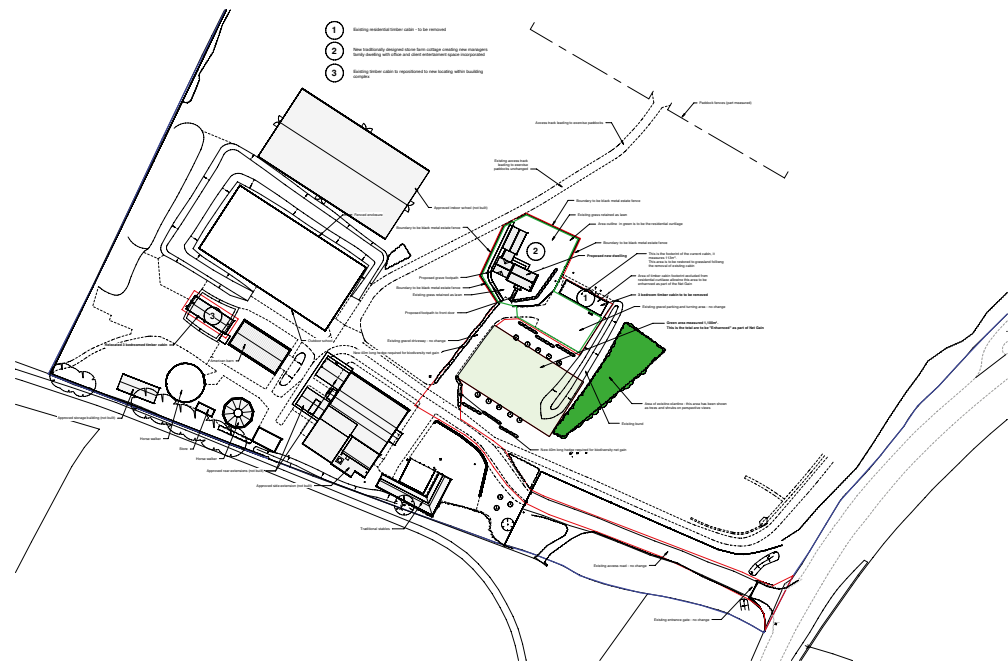


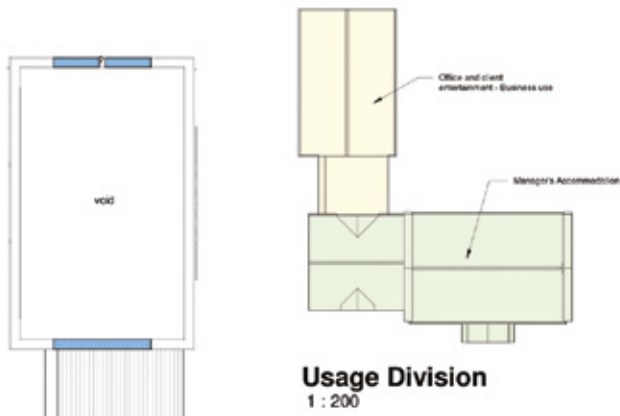
### Stable 1

### Stables 1

Approximate Gross Internal Area = 227.0 sq m / 2443 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1295414)





**Remarks:**  
The development includes the proposed external materials to be used.

This new dwelling is designed to be of a high quality construction and finish. Designed for a long service life, it will be constructed with high quality materials. The proposed use has been designed to be a residential use, suitable for use as a residential building.

**Works:** Works external walls to be finished with high quality external walling to the external walls of the building. Stone finish and window frames to be completed to the standards of the highest quality external walling. The type of construction material is suitable for use in a residential building where the temperature variation is not excessive and the walls are not subjected to high wind loading. The proposed use is suitable for use as a residential building where the walls are not subjected to high wind loading.

**Planned Road:** The proposed road to be finished with a high quality surface finish.

**Retention Walls:** Retention walls to be finished with a high quality surface finish.

**Windows and Doors:** All windows and doors to be finished with a high quality surface finish.

**Roof:** The roof to be finished with a high quality surface finish.

**Office Large Opening:** As noted above the proposed office space is to be finished with a high quality surface finish.

**Obstacles:** The proposed use is to be finished with a high quality surface finish.

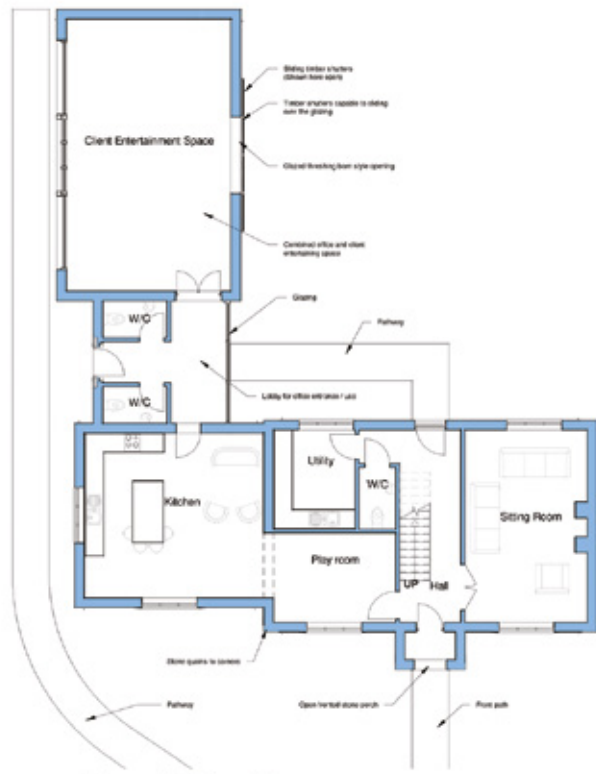
**Site Boundary:** The boundary to be finished with a high quality surface finish.

**Paving:** The paving to be finished with a high quality surface finish.

**Fencing:** The fencing to be finished with a high quality surface finish.

**Site Works:** All site works to be finished with a high quality surface finish.

**Electric Vehicle Charging:** To be finished with a high quality surface finish.





### Towns

Bourton on the Water, 2.9 miles  
Stow on the Wold, 4.0 miles  
Cheltenham, 12.2 miles



### Pubs & Restaurants

The Black Horse, Naunton, 1.4 miles  
The Hollow Bottom, Guiting Power, 3.6 miles  
The Halfway, Kineton, 4.4 miles  
The Old Butchers, Stow, 4.2 miles



### Schools

Cold Aston, Primary, 3.5 miles  
Kitebrook, Primary, 10.7 miles  
The Cotswold School, Secondary, 3.5 miles  
Cheltenham Ladies College, Sec, 14.2 miles  
Cheltenham College, Secondary, 13.8 miles



### Train Stations

Kingham, 11 miles  
Moreton in Marsh 8.5 miles



### Members Clubs & Destinations

Dunkerton's Park, 10.8 miles  
Daylesford Organic & Bamford Club, 7.9 miles  
Soho Farmhouse, 21.5 miles  
Estelle Manor, 24.7 miles



### Equestrian Centers

The Unicorn Centre, Netherswell, 5.4 miles  
Lyneham Heath, 11.1 Miles  
Rectory Farm, Duntisborne Abbots, 17.8 miles  
Hartpury 25.6 miles



# Butler Sherborn

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