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Sales & Lettings

**Land At Rodborough Lane, Butterrow West,
Rodborough Stroud Gloucestershire
Guide Price £25,000**

Land At Rodborough Lane, Butterrow West, Rodborough, Stroud, Gloucestershire, GL5 2LN

Parcel of undeveloped Freehold land in Rodborough, Stroud. The sloping parcel of land contains a mix of shrubs and tree`s with access via Rodborough Lane, Stroud.

Parcel of undeveloped Freehold land in Rodborough, Stroud. The sloping parcel of land contains a mix of shrubs and tree`s with access via Rodborough Lane. The land could hold possibilities for numerous uses, subject to the usual planning consents and permissions being granted - buyers should make their own enquiries with Stroud District Council`s Planning Department. Views can be enjoyed over towards the Stroud valley and beyond.

Title Number GR162466

Amenities: - Rodborough Common, together with its neighbour Minchinhampton Common some 600 acres of common land vested in the National Trust, is designated as an Area of Outstanding Natural Beauty where opportunities for walking, golf and equestrian activities are readily available. Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros are all within approximately two miles of Cashes Green. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Viewings

Viewings by appointment only. Viewings must take place during normal daylight hours and are entirely at your own risk. We suggest you wear appropriate footwear and that care is taken at all times.

Services & Tenure

The site is held with freehold title and is not as far as we are aware subject to any leases. We understand utilities are within the vicinity and any prospective purchaser should make their own enquiries with the relevant utility companies.

Town & Country Planning

Interested parties should make their own enquiries with Stroud District Council`s Planning Department.

Local Authority

Stroud District Council - Unknown

Directions

Leave Stroud via the A46 Bath Road heading towards Nailsworth. Turn left up into Rodborough Hill. Upon reaching the Prince Albert Public House, turn left into Butterrow West. Continue along, passing Dark Lane on your right. Proceed into Rodborough Lane, where the land can be located on your left, clearly identified by our For Sale board.



DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

