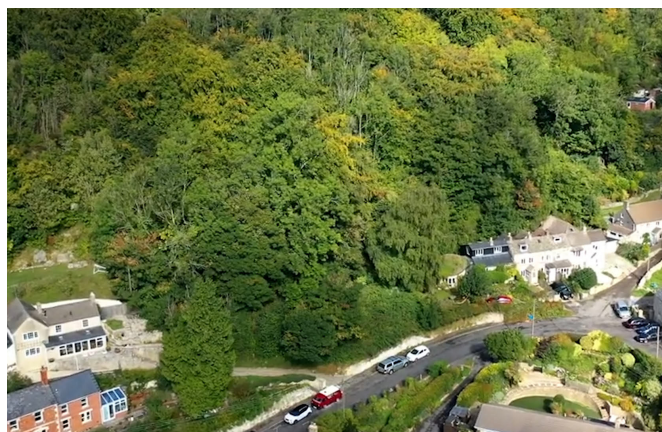
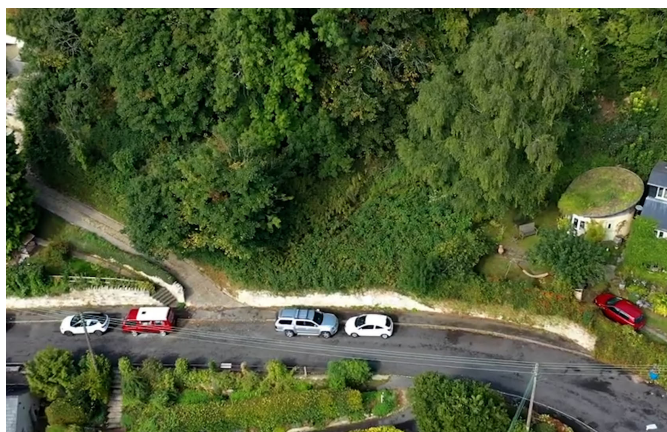
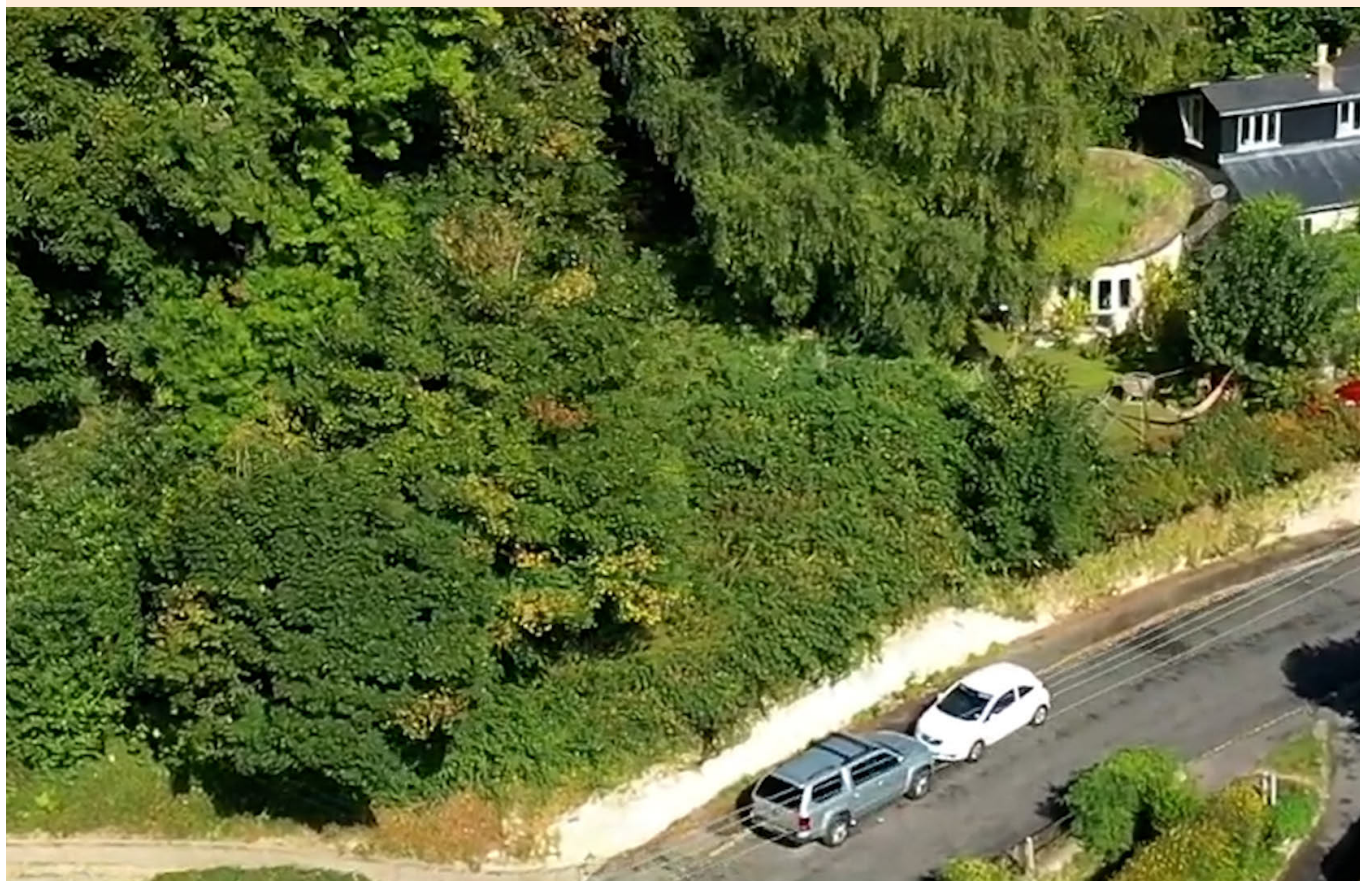


Land at Ruscombe Road Ruscombe, GL6 6BY



Land boasting beautiful views over Ruscombe and the Stroud Valleys • Situated in an elevated position, on 0.0852 acres • For sale by private treaty

Guide Price £125,000

perrybishop.co.uk [f](#) [v](#) [i](#)



Land at Ruscombe Road

Ruscombe, GL6 6BY

Perry Bishop are pleased to offer this piece of land in a elevated position over 0.0852 acres, with beautiful views over Ruscombe and the Stroud Valleys.

The land is set above a stone wall alongside Ruscombe Road and is currently accessed via a walkway from the neighbouring drive.

Previously used as excess garden area, planning was approved in 1989 for 2, 4 bedroom houses with garages. There is likely to be an extent of excavation and structural work on the retaining wall that will need to be considered.

Location

Ruscombe is an attractive Cotswold village on the outskirts of Stroud. There is local shopping in neighbouring villages including a community shop in Whiteshill, with additional services of a Parish Church & Primary School. Stroud, just 2 miles away, provides further facilities and services including excellent grammar and comprehensive schools and eclectic mix of galleries, cafes and shops .

The M5 motorway (J13) is approx. 5 miles away providing access north and south to Birmingham, Bristol & Cardiff. Intercity trains operate to London (Paddington) from Stroud &

Stonehouse in under two hours and road networks radiate through the region to Cheltenham, Gloucester, Bath & Bristol.

Directions

From Stroud take the A419 towards Stonehouse. At the Cainscross roundabout take the third exit and drive up Paganhill Lane. At the next roundabout take the second exit and continue up the hill. Enter Whiteshill and continue, turning left just before the Woodcutters Arms to Ruscombe. Drop down the hill and the land will be found just after the bend in the lane on the right as shown by our for sale board.

Viewings

Viewings by appointment only. Please contact the Land Department on 01453 837321 to arrange.

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.
www.stroud.gov.uk / Tel. 01453 766321

Method of Sale

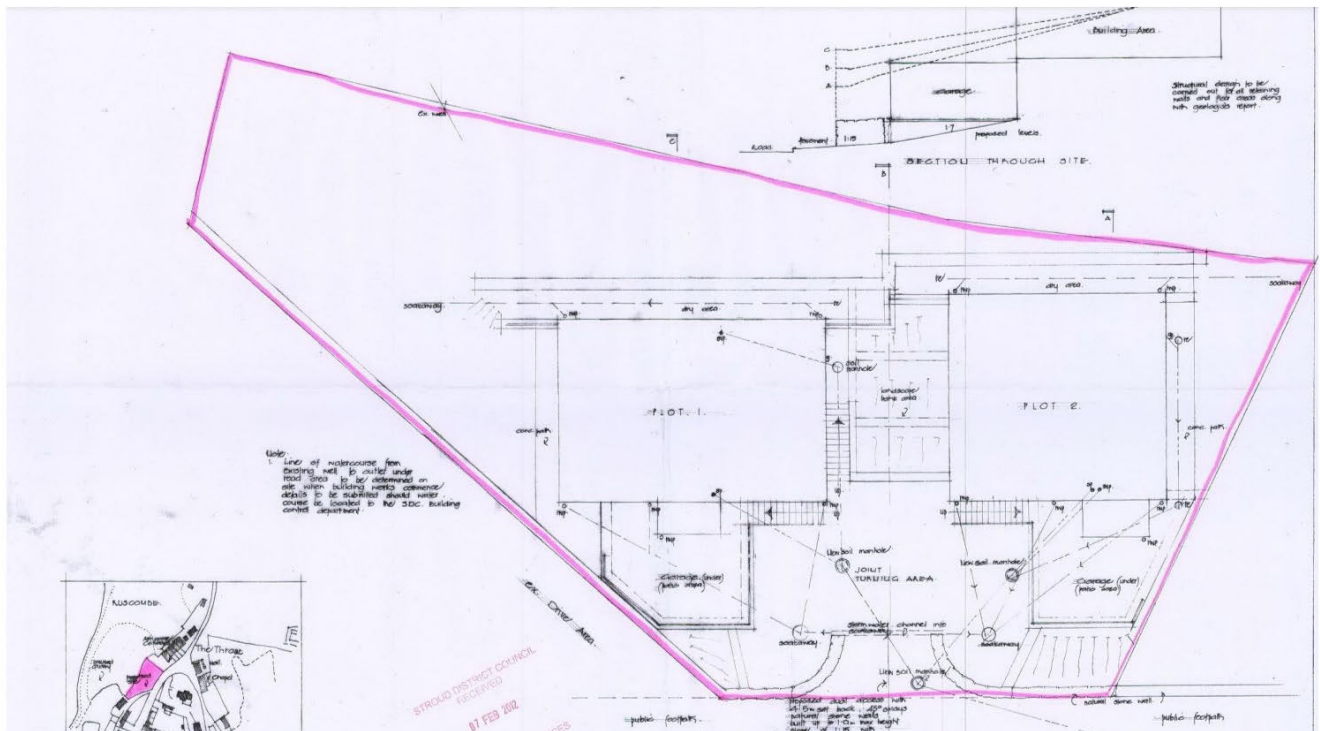
The site is offered for sale by private treaty with a guide price of £125,000.

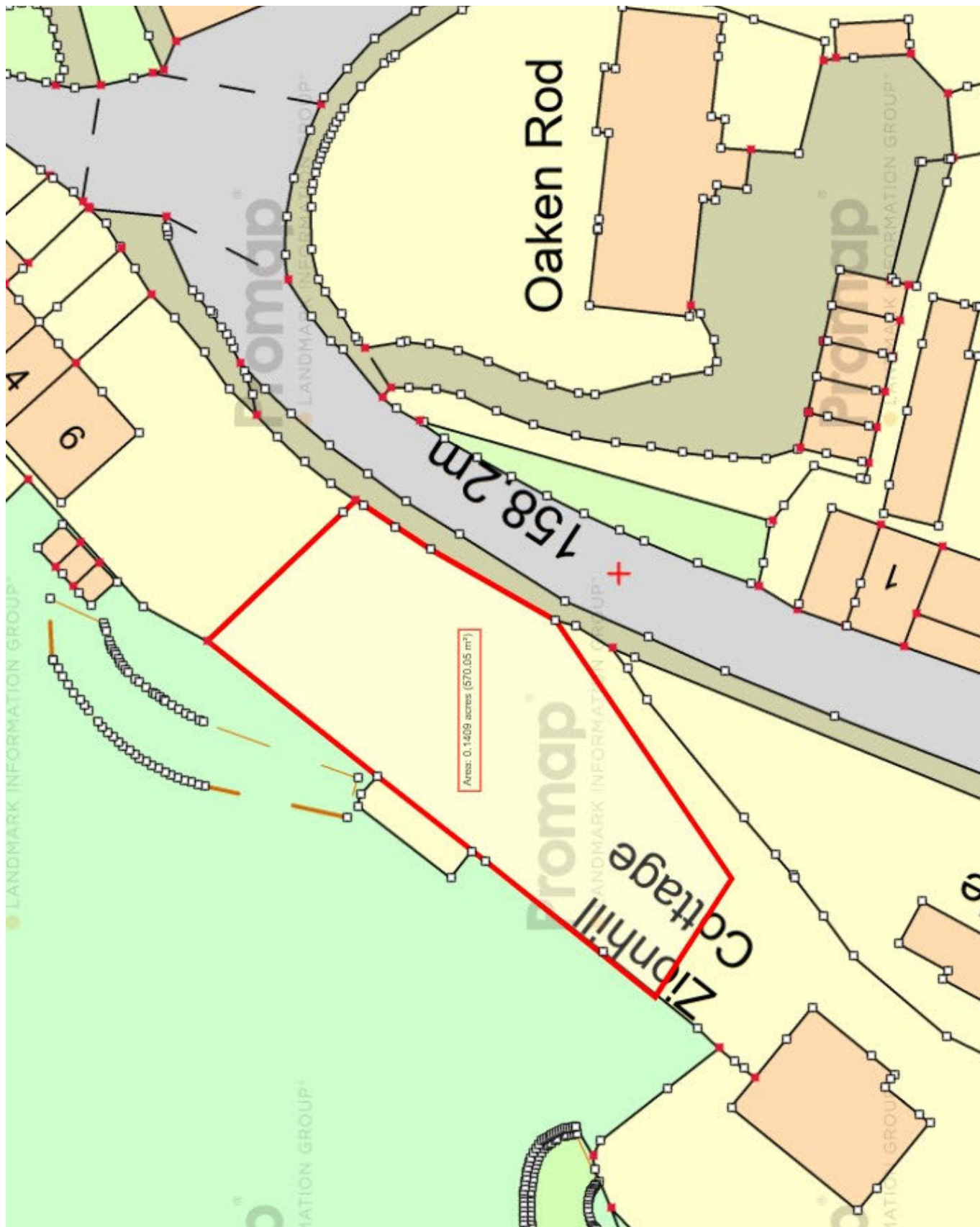
We'd love to hear from you

5 London Road, Stroud, Gloucestershire, GL5 2AG

T: 01453 837321

E: landandnewhomes@perrybishop.co.uk





5 London Road, Stroud, Gloucestershire, GL5 2AG

T: 01453 837321

E: landandnewhomes@perrybishop.co.uk

perrybishop.co.uk

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

