

## Land Adjacent To The Firs Theescombe, Amberley, Stroud, GL5 5AY



Land with beautiful views over Woodchester Valley • Secure gated access providing a fully enclosed paddock of approximately 4.1 acres • Viewings by appointment • For sale by private treaty

Guide Price  
**£165,000**

# Land Adjacent To The Firs

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Perry Bishop are excited to market this rare opportunity to acquire land in this sought after location, with beautiful views over Woodchester Valley. This parcel of paddock land with its own secure gated access, provides a fully enclosed paddock of approximately 4.1 acres which previously had planning in 1992 for a stable block that has now lapsed.

## Location

The village of Amberley is a most sought-after area with a highly regarded primary school and is surrounded by 600 acres of National Trust common land. There is also a church and parish hall where village events are held as well as a hotel and The Black Horse public house, renowned for its stunning views across and down the valleys, . The surrounding villages also offer some well-regarded private and public-sector schools. Across the Common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs and of course Winstones Ice Cream factory.

The nearest town of Nailsworth is approximately 1 mile away, where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall, the famous Hobbs House Bakery plus a wonderfully diverse selection of fashionable boutiques and shops.

Approximately 3 miles away is Stroud Town offering excellent secondary schools, further food, grocery & clothes shopping, plus lots of daytime & evening leisure activities. Stroud has a mainline train station running a direct service to London Paddington.

## Directions

From our Nailsworth Office; at the roundabout take the 3rd exit onto George Street, follow this road over the cattle grid then almost immediately turn left onto Watledge Road. Continue along here for about 1 mile, passing the turning for Theescombe Hill on your right. The property can be found a short distance along on left hand side behind the five bar gate.

For parking purpose please carry on past the land on your left and as you come around the bend parking is further up on the right.

## Viewings

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

## Services & Tenure

The site is held with freehold title and is not as far as we are aware subject to any leases.

We understand that utilities are within the vicinity and any prospective purchaser should make their own enquires 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](http://www.stroud.gov.uk)

Tel. 01453 766321

## Method of Sale

The site is offered for sale by private treaty with a guide price of £165,000.

## Important Information

There is an overage in place that would be implemented in the event of development being permitted. We are advised that the overage would be 50% of the enhancement of value upon ANY disposal for a period of 20 years.















5 London Road, Stroud, GL5 2AG  
T: 01453 766321  
E: landandnewhomes@perrybishop.co.uk

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

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**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.

