



Voyce Pullin

Rural Property Agents



THE BARN

**STUMPWELL LANE, WOTTON-UNDER-EDGE,
GLOUCESTERSHIRE, GL12 7PB**

A very rare opportunity to purchase a good sized Barn with full planning permission to convert into a residential dwelling with additional land extending to 10.12 acres along with a further good quality agricultural building. Fantastic views across the Severn Vale. Once in a lifetime smallholding opportunity.

FOR SALE BY INFORMAL TENDER
TENDER DEADLINE – FRIDAY, 8TH MAY 2026 (2.00 PM)

OFFERS IN EXCESS OF £500,000

Knights Farm, Shepperdine Road, Oldbury on Severn, Bristol, BS35 1RL
Tel: 01454 269486

www.voycepullin.co.uk

THE BARN, STUMPWELL LANE, SOUTHEND, WOTTON UNDER EDGE, GLOUCESTERSHIRE, GL12 7PB

DESCRIPTION: The Barn was granted full planning permission in late 2025 for conversion to provide a 3/4 bedroom residence in accordance with the planning application S24/2306/FUL. The sale provides a very rare opportunity to acquire and create a stunning smallholding on the edge of the Cotswolds Hills, within the Cotswold National landscape. The Barn sits in an elevated position looking out over the Severn Vale and in addition the sale includes 10.12 acres of permanent pasture that runs adjacent to Stumpwell Lane and up onto the adjoining hillside where further land provides scope for agricultural or alternative uses. Laid out over 5 enclosures the land is classified as Grade 3. A hard stone track runs adjacent to the Stumpwell Lane boundary and gives access to a further steel portal framed agricultural building that is most useful for creation of the smallholding or alternative uses subject to planning permission.

Planning consent was granted by way of an appeal to the Planning Inspectorate Appeal Ref: APP/C1625/W/25/3366595 subject to conditions but notably the development must be commenced, not completed within 3 years of the decision date (20/10/25). The permission did not remove permitted development rights. Prospective purchasers are advised to take their own private planning advice and guidance on this matter; full details of the planning permission and the appeal decision are available online at the Stroud District Council website Ref: S.24/2306/FUL.

LOCATION/DIRECTIONS: The Barn and Land lie at the foot of the Cotswolds close to the historic town of Wotton-under-Edge at the end of Stumpwell Lane at its Junction with the B4060 North Nibley to Wotton-under-Edge Road. The Barn and land have immediate access to the B4060, the land lying to the west and south west of the property.

The M5 Motorway (J14) is located 3.6 miles South West of the property, Gloucester 20 miles, Bristol 19 miles, London 115 miles. The nearest postcode is GL12 7PB. What3words: defenders.shiny.regret

ACCESS: Directly off the B4060.

SERVICES: Water – The Barn has its own separate water supply, the responsibility of which will transfer to the buyer on the date of completion. Readings will be taken on the same day.

Electricity – The property will be disconnected from the supply of the adjoining property prior to completion.

Septic Tank/Retained Rights – The Vendor has installed a new septic tank to the retained property the existing septic tank has been filled in. The existing soakaway rights will be retained over the property being sold.

OVERAGE: The steel portal framed agricultural Barn will attract an additional uplift of £50,000 payable to the Vendor should planning permission or Class Q Permission be granted within a period of 15 years from the date of completion. The Vendor is willing to review this clause subject to the level of offer received for the whole.

SPORTING, TIMBER & MINERAL RIGHTS: All sporting, timber and mineral rights are included.

ENVIRONMENTAL SCHEMES: We are not advised of any environmental schemes currently entered into at the property.

PLANNING: Potential purchasers are free to make their own enquiries of the Local Planning Authority.

LOCAL AUTHORITY: Stroud District Council.

SOLICITORS: Loxley Solicitors - FAO Sian Carter 01453 700620. The Solicitors will prepare Contracts of Sale by the date of acceptance. The purchaser will be asked to confirm that they have funds in place to complete the transactions within 2 months or earlier following acceptance of their offer. The Vendor is not obliged to accept the highest or any offer made.

TENURE & POSSESSION: The land is offered for sale Freehold with Vacant Possession upon completion.

VIEWING: Strictly by appointment only through the Selling Agents. A number of specific viewing dates will be available. Contact the Oldbury Office on 01454 269486.

EASEMENTS, COVENANTS, RIGHTS OF WAY: The land is sold subject to any rights, benefits or incidents of tenure which affect it.

METHOD OF SALE: The property is offered by way of Informal Tender as a whole. All bids must be received by the selling agents Voyce Pullin by the tender deadline of **Friday, 8th May 2026 at 2pm** using the Tender Form provided.

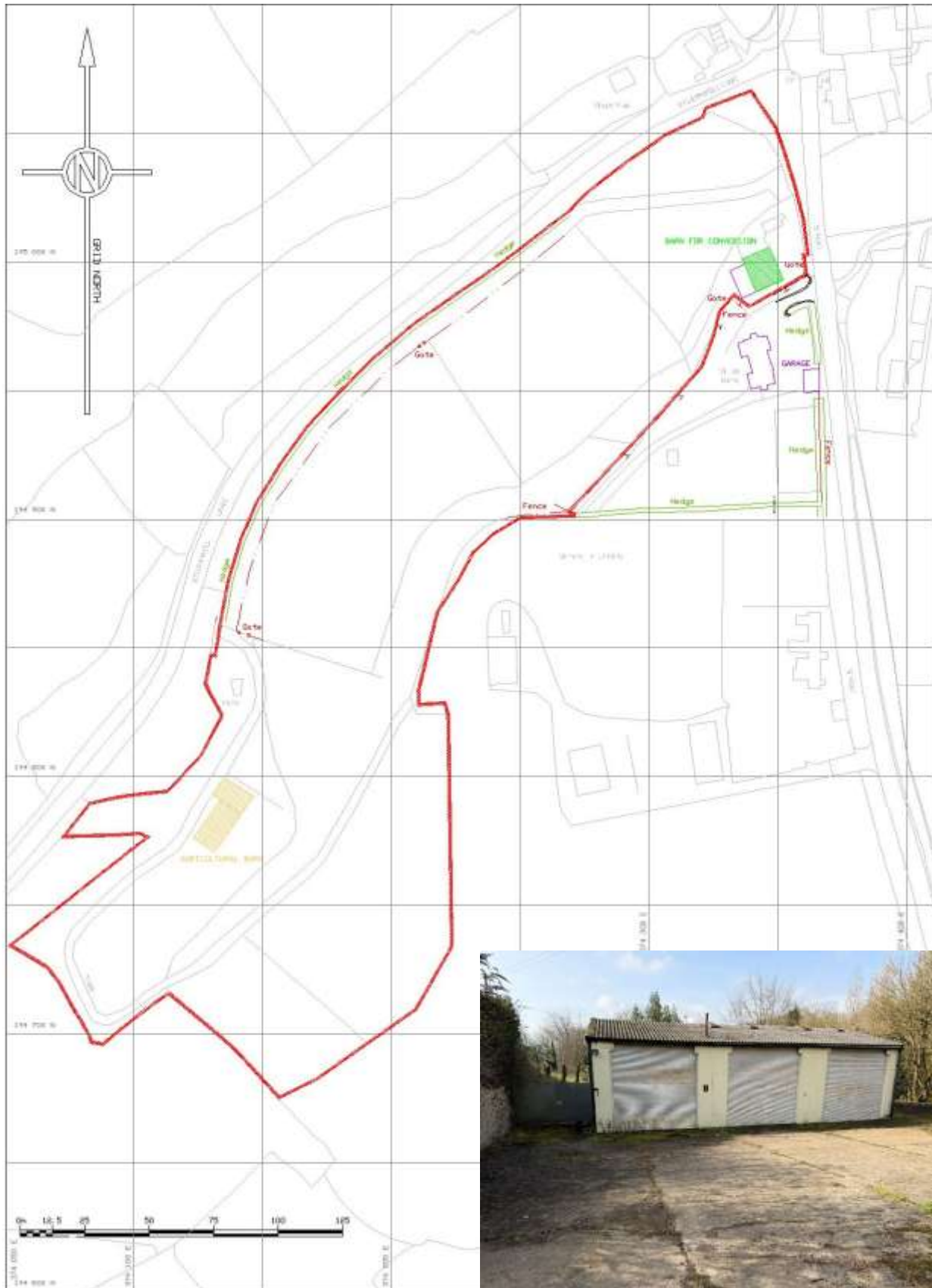
PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes

only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

Important Notice: (to be read by all prospective purchasers): Voyce Pullin hereby gives notice for the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any any statement, representation or warranty whatsoever, in relation to the property. (Photographs taken February 2026)



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