



STANCOMBE FARM, STANCOMBE LANE, WINCHCOMBE, CHELTENHAM, GLOUCESTERSHIRE, GL54 5JF
AVAILABLE AS A WHOLE - OFFERS IN EXCESS £1,225,000

OVERVIEW

Stancombe Farm forms a rare opportunity to purchase a rural property with huge potential. Situated in a well-connected yet rural location on the outskirts of Winchcombe. The property comprises a 4 bedroom farmhouse, several modern farm buildings and approximately 17.32 ha (42.80 acres) of farmland.

The farm house is subject to an Agricultural Occupancy Condition.

SITUATION

The property occupies an elevated position providing far reaching views of the surrounding Cotswold countryside whilst benefitting from good access to local towns and amenities.

Winchcombe is located just 0.9 miles to the west of the property with the larger village of Bishops Cleeve offering a range of amenities just 5.5 miles to the west. The town of Cheltenham is located around 8 miles to the southwest and the City of Gloucester is situated 16 miles to the southwest.

Stancombe Farm is approximately 10 miles from Junction 9 and Junction 10 of the M5 motorway providing excellent transport links.

FARMHOUSE

The farmhouse is a detached 4 bedroom property, comprising a Kitchen, Utility, Dining Room, Sitting Room and w/c on the ground floor with 4 double bedrooms (one with an en-suite) and a family bathroom on the first floor. In all approximately 2097 Sq Ft (195 Sq M).

The property also benefits from a linked double garage with up and over doors.

AGRICULTURAL BUILDINGS

The agricultural buildings provide an opportunity for use within an agricultural enterprise or for development into a range of other uses (subject to the necessary planning consents).

The buildings comprise of:

1. Stables (Approx. 8.50m x 5.00m)
2. Steel Portal Frame building (Approx. 38.25m x 13.10m)
3. Steel Portal Frame building (Approx. 10.50m x 17.45m)
4. Rearing pens (Approx. 10.75m x 4m and 9m x 4m)
5. Concrete frame building (Approx. 18.50m x 9m)
6. Steel Portal Frame building (Approx. 9.70m x 18.50m)

(* all building measurements are approximate)

LAND

Approximately 17.32 ha (42.80 acres) of gently sloping agricultural land, in good condition which surrounds the farmhouse. Split into three good size parcels and mainly used for the grazing of sheep and rearing of young cattle.

The land is classified mainly as Grade 3, with a small area of Grade 4 according to the Agricultural land Classification Map, where Grade 1 is excellent to Grade 5 which is poor, based on factors like soil quality, climate, and topography.

ACCESS

Access to the property is directly off Stancombe Lane via Rushley Lane and the B4632. The property benefits from its own private driveway.

SERVICES

We understand that the property is connected to mains water and mains electricity with private drainage.

TENURE

The property is offered Freehold with Vacant Possession. The land is currently being farmed by a Grazier.

COUNCIL TAX & ENERGY PERFORMANCE CERTIFICATE

Stancombe Farmhouse – Council Tax band E, EPC – 'E'

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

The footpath known as GR/Winchcombe/42 crosses the land.

BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for all boundaries.

DESIGNATIONS

Stancombe Farm is within the Cotswold National Landscape.

SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Tewkesbury Borough Council – <https://tewkesbury.gov.uk/> or 01386 565565.

The Agricultural Occupancy Condition (AOC) relates to planning reference T.6621/A dated 08.01.1981. Details of the AOC are available upon request.

VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a booking on 01684 295010.

METHOD OF SALE

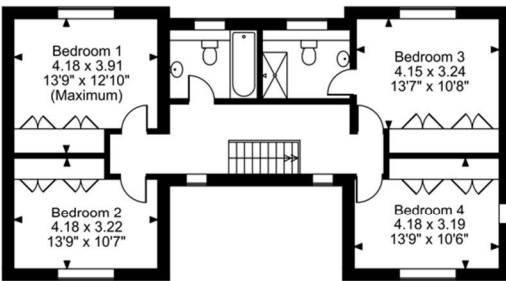
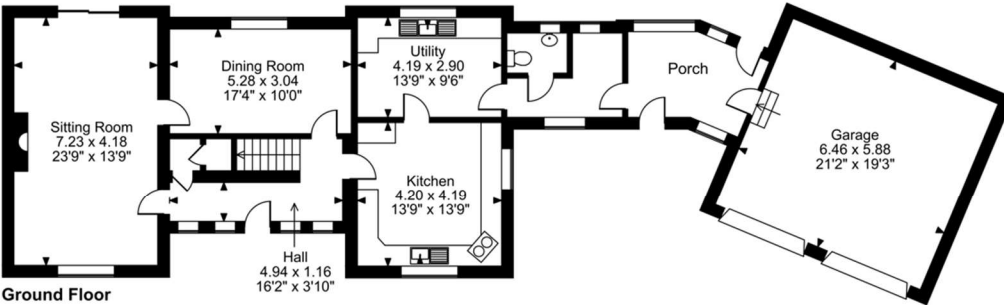
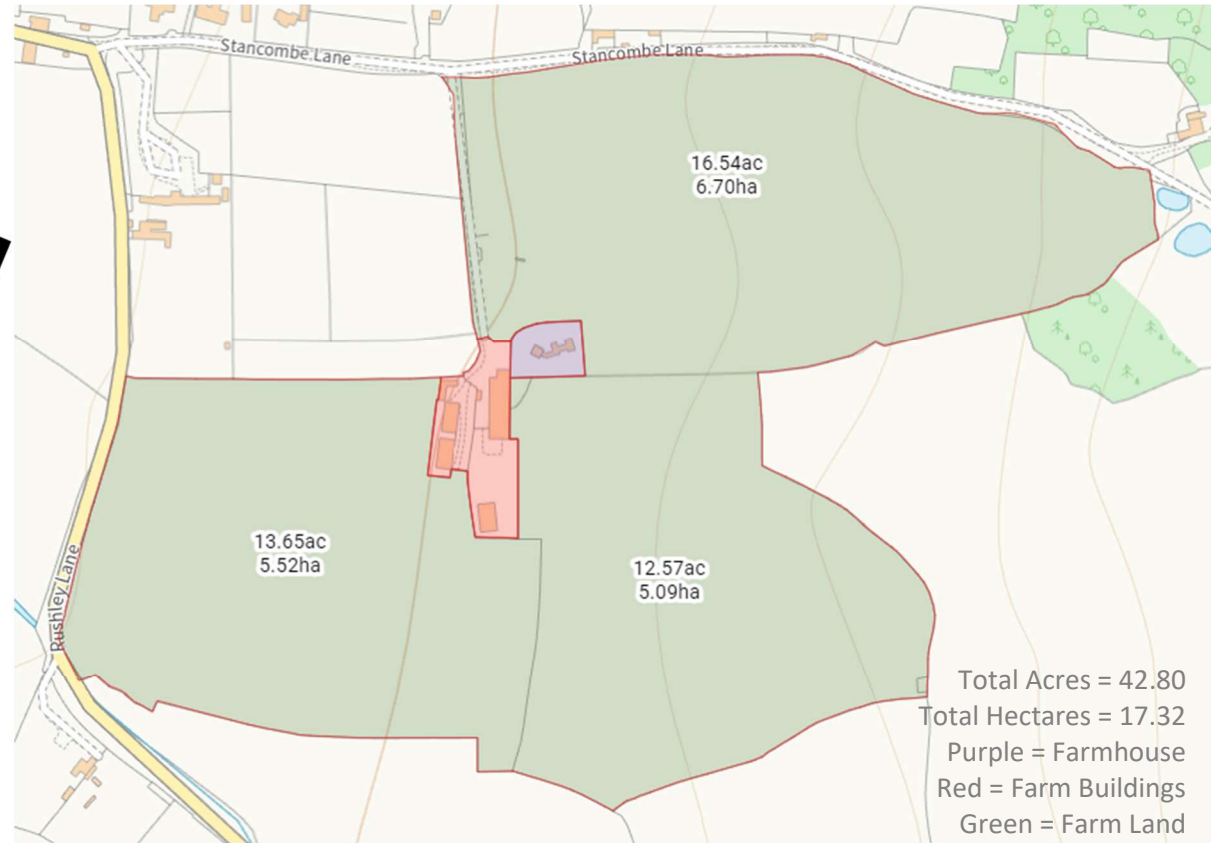
Stancombe Farm is offered for sale by Private Treaty. Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales. The vendor reserves the right to set a date for Best and Final offers.

ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.



Stancombe Farm, Stancombe Lane, Cheltenham
Approximate Gross Internal Area
Main House = 2097 Sq Ft/195 Sq M
Garage = 409 Sq Ft/38 Sq M
Total = 2506 Sq Ft/233 Sq M

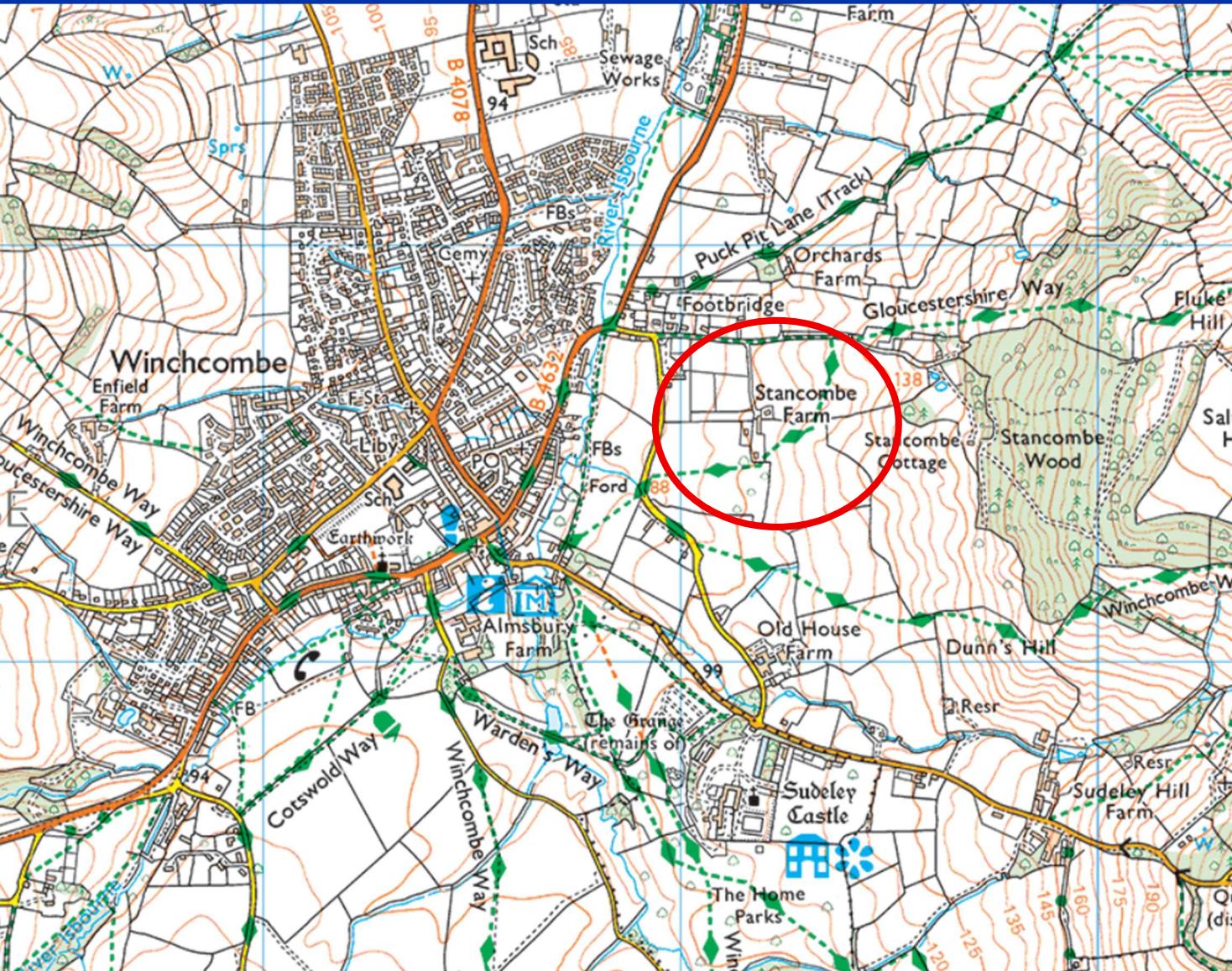


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8662937/DMS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	52 E	
21-38	F		
1-20	G		





Carver Knowles
Strensham Business Park
Strensham
Worcester
WR8 9JZ

01684 853400

hettieorttewell@carverknowles.co.uk
andrewtroughton@carverknowles.co.uk

DIRECTIONS:

From Junction 9 of the M5 – Exit the M5 at Junction 9, head east on the A46 towards Alexandra Way. In 3 miles at the roundabout take the third exit onto the B4077. In 3.9 miles turn right onto the B4078. In 1.7 miles turn left onto Becketts Lane, in 0.4 miles turn right onto the B4632. In 2 miles turn left onto Rushley Lane, in 0.1 miles continue straight to stay on Stancombe lane, in 0.1 miles Stancombe Farm will be on your right where you will see the agent's pointer board.

What3Words – sheepish.songs.summit
Nearest postcode: GL54 5JF

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. 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 these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared September 2025.

