

Stroud Heights

(FORMERLY MONTSERRAT CARAVAN PARK) BUTTERROW LANE, STROUD, GLOUCESTERSHIRE, GL5 2NJ

Caravan Park Home Development Site



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(FORMERLY MONTSERRAT CARAVAN PARK),
BUTTERROW LANE, STROUD,
GLOUCESTERSHIRE, GL5 2NJ

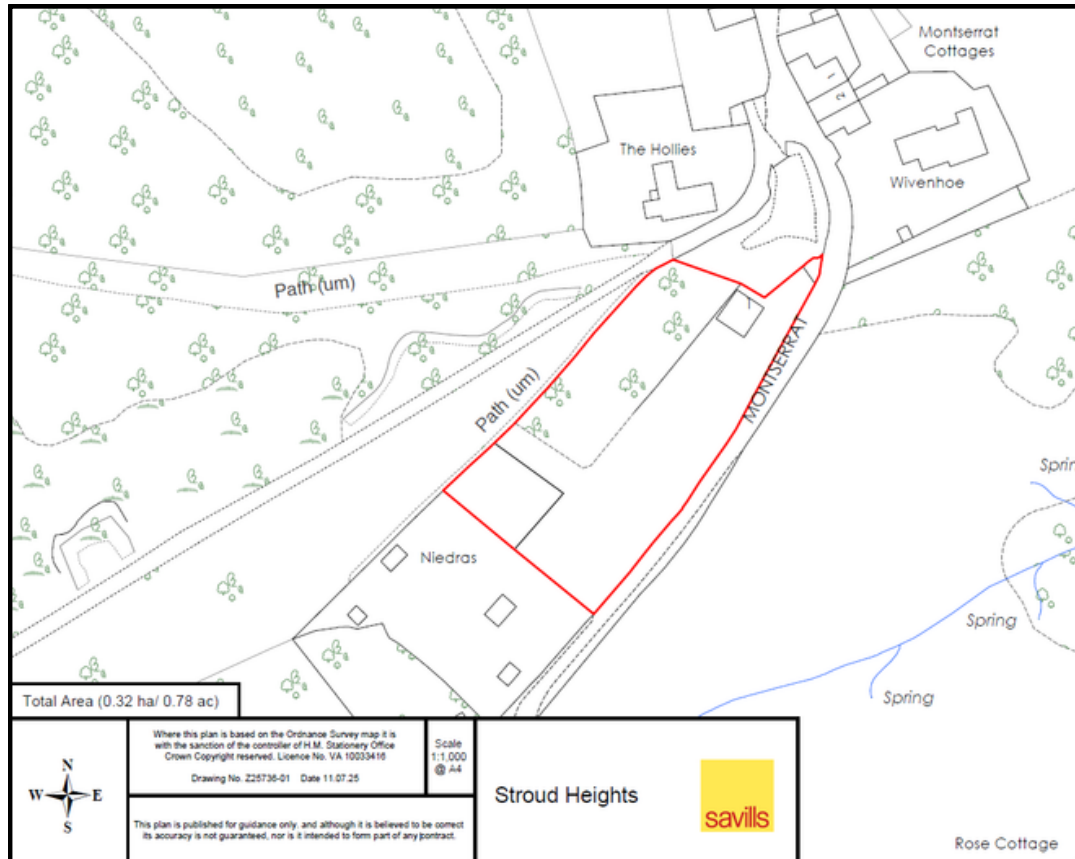
Stroud 1.5 miles, Gloucester 11 miles, Cirencester 16 miles (all distances are approximate)

Vacant residential caravan site with potential for alternative uses, subject to planning consent

- Vacant caravan park formerly accommodating ten residential caravans and ancillary accommodation.
- Potential for redevelopment for residential or alternative use, subject to obtaining planning permission.
- Located to the south of Stroud, close to Rodborough Common, with views across the Cotswolds Area of Outstanding Natural Beauty
- Site extending to approximately 0.32 hectares (0.78 acres)

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LOCATION

The site is situated 1.5 miles to from the centre of the market town of Stroud, in Gloucestershire. Stroud provides a comprehensive range of amenities including supermarkets, independent retailers, cafes, restaurants, healthcare facilities and schools.

The site adjoins woodland and overlooks an attractive valley which lies within the Cotswold Area of Outstanding Natural Beauty. To the west lies Rodborough Common a popular area for walking and informal recreation.

Access to the site is primarily via Butterrow Lane, which is partly single-track and tarmac-surfaced, leading to Montserrat, the road where the site entrance is located. Butterrow Lane is adjoined by residential properties leading to the outskirts of Stroud.

The site is located within 1 mile of the A419, which links Cirencester to the M5 at Junction 13 near Stonehouse. Stroud Railway Station is approximately 1.5 miles from the site and offers mainline services to Cheltenham Spa and London Paddington.





THE PROPERTY

Stroud Heights extends to approximately 0.32 hectares (0.78 acres). The site is adjoined by mature woodland to the north and east. To the west of the site is a residential smallholding. The southern boundary is formed by a stone retaining wall fronting onto Montserrat Road, along which there are several mature trees.

The site was cleared of natural shrubbery and bushes in April 2026 to enable potential purchasers to see the extent of the site and its former layout. The site slopes upwards from the southeast to the northwest, and terraces have been formed on the sloping ground to accommodate the original caravan pitches.

The southeastern part of the site is the area previously developed and operated as a residential mobile home park with three ancillary buildings and extends to approximately 0.17 hectares (0.43 acres).

The caravan site was developed in the 1950's and grew over several years to accommodate up to ten residential caravans, with a site office, store, and a former manager's bungalow, which is still situated on the land. The operation declined and ceased in approximately 2013. The caravan pitches are in disrepair and are vacant. The remaining buildings are also in disrepair and are currently not accessible.

A tarmac-surfaced internal road leads through the centre of this area and provides access to the original pitches. Comprehensive redevelopment of the pitches and site infrastructure would, however, be required to meet current operational standards for either holiday caravan or mobile home parks.

The western part of the site slopes up to the northwest boundary, which is formed by a stone wall. This area extends to approximately 0.14 hectares (0.35 acres) and comprises amenity land used in conjunction with the caravan park, as the slope is too steep to enable caravans to be sited.

TOWN AND COUNTRY PLANNING

The local planning authority is Stroud District Council, and the relevant planning consents are noted below. The Local Planning Authority's website (<https://www.stroud.gov.uk/>) shows that nine planning applications have been approved since 1950:

Application Ref.	Description of Development	Decisions & Date
S.1036	The stationing of two more caravans on the site [temporary consent]	Approved: 15 Nov 1950
S.1036/a	Proposed caravan site, Septic tank	Approved: 8 Oct 1953
S.1036/b	Erection of hut to provide additional living accommodation, Walls – timber. Roof – corrugated iron.	Approved: 5 Nov 1953
S.1036/c	Change of use of land from B1 to use of land and buildings as a builders storage yard	Approved: 5 Nov 1953
S.1036/d	Erection of hut to provide additional living accommodation, Walls – timber. Roof – corrugated iron.	Approved: 5 Nov 1953
S.1036/E	Use of land for temporary siting of a caravan	Approved: 12 Jan 1993
S.12/1407/FUL	Removal of earth bank to provide flat area (partially retrospective) and creation of hardstandings for the stationing of 10 mobile homes	Withdrawn: 11 Dec 2012
S.13/1889/FUL	Proposed earth works (partially retrospective)	Withdrawn: 5 Feb 2014
S.14/2816/FUL APP/C1625/W/1 6/3158603	Earth works, reinstatement and securing of bank (Partially retrospective).	Refused: 15 Apr 2014 Appeal dismissed: 28 Feb 2017

The principal planning consent is S1036/a which was granted on 8th October 1953 and permits use of the southeastern part of the site as a caravan site without restriction on the number, type or period of occupation. Three further planning consents for additional living accommodation were granted in November 1953.

The principal consent granted in 1953 required the land to be terraced and sanitary conveniences to be provided. There is a basic septic tank on the site and terraces have been formed and previously used to site caravans.

In 2017 a previous owner made a planning application to construct a large retaining wall to expand the terraced area and enable siting of larger park homes. This application was refused and a subsequent appeal dismissed principally due to the scale of the retaining wall. The planning inspector accepted the status of the 1953 planning permission for a caravan site but acknowledged that the slope limited the number of caravans which could be sited.

SITE LICENCE

A site licence reference 13/78 was granted on 5 June 1978, which sets out the requirements for operation as a residential mobile home park for the siting of up to 10 caravans. This licence refers to a previous owner of the site and would need to be updated if the site is to be redeveloped, and additional works would be required to meet current site licence requirements.

SERVICES

We understand mains water and electricity have previously been connected to the site, but the current capacity and availability is not known. Gas has previously been supplied by 47kg bottles. Sewerage has previously been disposed of through a septic tank, which will require replacement or upgrading, depending on the number and specification of caravans to be sited following any renovation work.

TENURE AND BASIS OF SALE

The freehold interest in the property is held under the title numbers GR343465 and GR342467.

There is a right of way on foot from the entrance to the caravan park across the site to the western boundary, which originally provided access to the residential smallholding to the west.

Offers are invited for the freehold interest with vacant possession available on completion.

FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property is available upon request.

Viewings are to be undertaken strictly by appointment through the selling agents.



Stroud Heights

Montserrat, Butterrow Lane, Stroud, Gloucestershire, GL5 2NJ



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CONTACT

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DIRECTIONS

The postcode of the property is GL5 2NG

The what3words of the property is <https://what3words.com/delays.sticky.benched>