



**STRETTON, RUTLAND**  
Greetham Road, LE15 7GT  
Pasture Land - 6 Acres

Guide Price  
**£120,000**

**FOR SALE BY PRIVATE TREATY**

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers







# GENERAL INFORMATION

**LOCATION:** The land is situated just to the south of the 'RamJam' site at Stretton, on the A1. Oakham lies approximately 7 miles to the south-west, Stamford 7 miles south, Melton 12.5 miles to the west and Grantham 12.5 miles north.

**DESCRIPTION:** Approximately 6 acres of pasture land with mains water and good access adjoining the A1 and 'RamJam' site. Suitable for grazing horses and other livestock with potential for other uses subject to any necessary consents.

**TENURE:** Freehold with vacant possession on completion.

**ACCESS:** Vehicular access is directly off the B668.

**RIGHTS OF WAY:** There are no known rights of way over the land.

**SERVICES:** Mains water.

**EASEMENTS, COVENANTS & WAYLEAVES:** Whilst we are not aware of any easements, covenants or wayleaves, the land is sold subject to any that may exist.

**SPORTING, TIMBER & MINERAL RIGHTS:** All mineral, timber and sporting rights are believed to belong and if so are included in the sale.

**BASIC PAYMENT SCHEME:** The land is registered on the Rural Land Register. No entitlements are available.

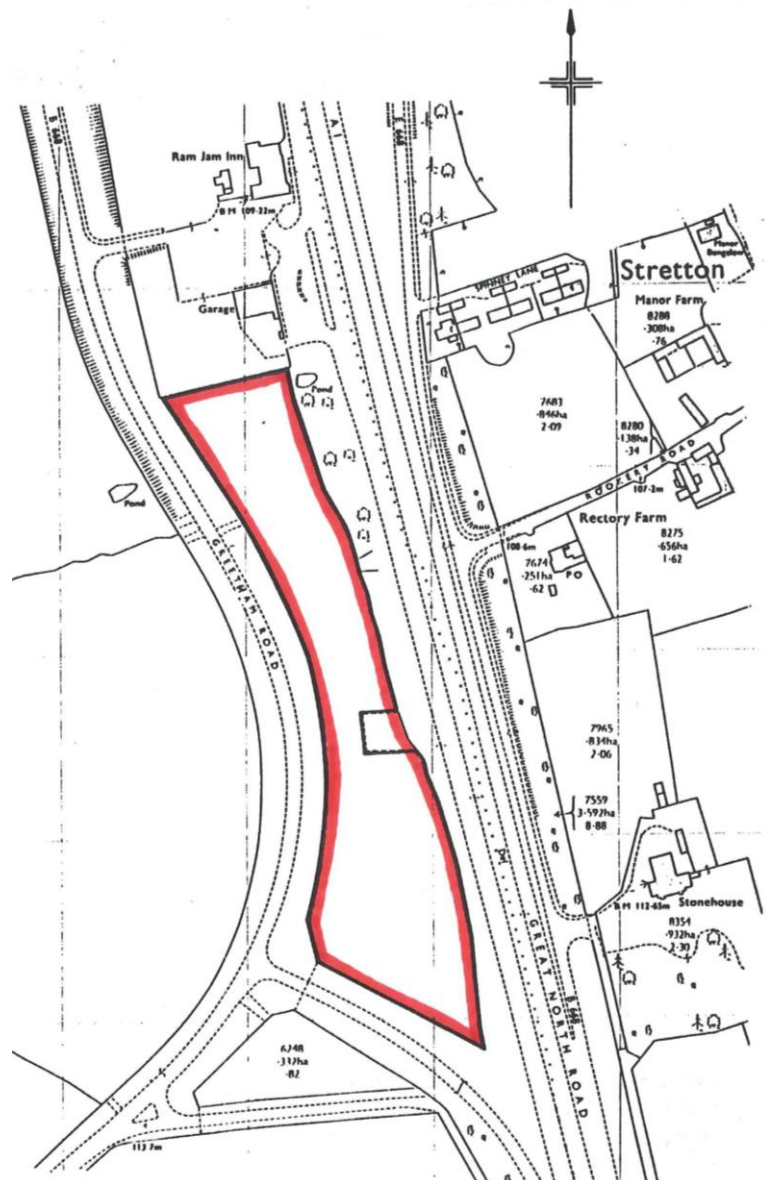
**OVERAGE & COVENANTS:** There are currently no known covenants over the land.

The land will be sold with an overage for any development (other than agricultural or equestrian buildings) and this will apply to any residential development (including but not limited to any residential element linked to agricultural or equestrian uses) or commercial development. The rate will be 10% for 25 years from the completion date.

**VIEWING:** At any reasonable time with these particulars in hand.

**PLANS:** The plans are Crown Copyright and for identification purposes only.

**VAT:** VAT is not payable on the purchase price.



## LOCATION PLAN



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)

Email: [h.baines@shoulers.co.uk](mailto:h.baines@shoulers.co.uk) Direct Line 01664 502953

Email: [t.harris@shoulers.co.uk](mailto:t.harris@shoulers.co.uk) Direct Line 01664 502952

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers