



Land at Bisbrooke, Rutland – about 5.63 acres

# Land at Bisbrooke, Rutland

A single field of arable land located in the Welland Valley

Uppingham 1 mile, Oakham 7 miles, Corby 8½ miles, Stamford 11 miles

Grade 3 arable land

About 5.63 acres (2.28 hectares) in total, with approximately 67.36 acres (27.26 hectares) available to purchase separately.

For sale as a whole

Guide Price £56,000

## Situation

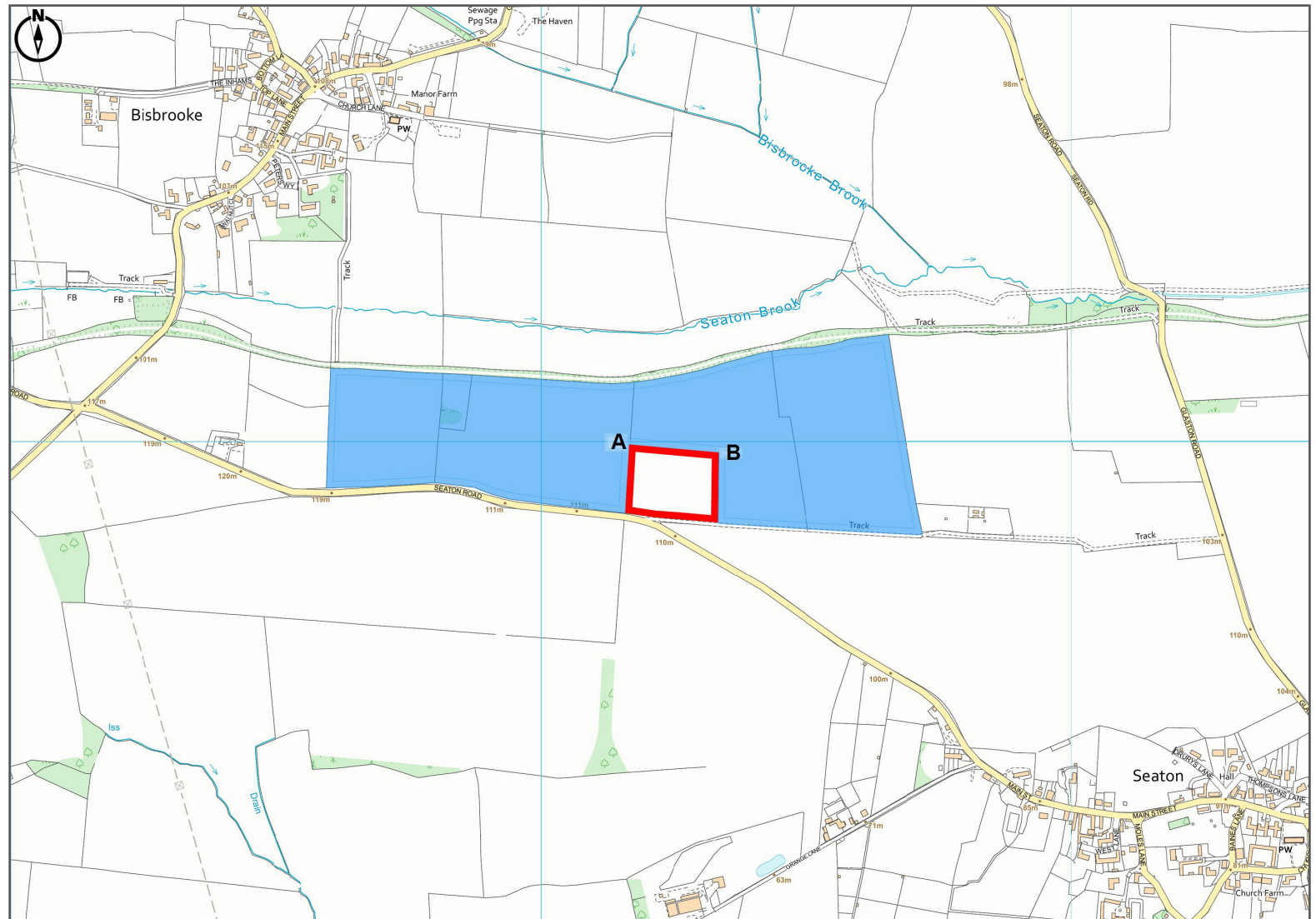
The land is situated approximately three-quarters of a mile south of the village of Bisbrooke in Rutland with vehicular access off Seaton Road.

## The Farmland

The arable land extends to approximately 5.63 acres in total and is currently sown with spring barley.

The land is currently subject to a one-year Farm Business Tenancy, which expires on the 30th September 2026.

The soil is classified as Grade 3 by the Agricultural Land Classification of England and Wales being of the Banbury soil association, being described as freely draining slightly acid but base-rich soils suited to arable and grassland; and of the Elmtou 1 soil association, described as shallow lime-rich soils over chalk or limestone again suited to arable and grassland.



## Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand subject to prior notification to one of the Seller's Agents. Viewing is at your own risk, neither Shouler & Son, Chater Advisory Ltd nor the vendor take any responsibility for any losses or damages incurred during inspection.

## Method of Sale

The freehold land is offered for sale as a whole by private treaty with vacant possession on completion. Please note, a further 67.36 acres or thereabouts of arable and pasture land (shown shaded blue on the plan) is available to purchase separately.

## Services

There are no services connected to the land.

## Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

If separate buyers purchase this land and the additional 67.36 acres of land shaded blue on

the plan, the transfer to the buyer of that land will contain an obligation to erect a post and wire stock fence (between points A and B on the plan) as soon as reasonably possible following completion, and thereafter maintain and keep that boundary fence in good repair at their own expense.

### **Basic Payment**

There are no delinked payments available to the Buyer.

### **Environmental Schemes**

The arable land is part of a Sustainable Farming Incentive Agreement that commenced on the 1st June 2024 and ends on the 31st May 2027. Further details are available from the Seller's Agent's.

### **Designations**

The land is in a Nitrate Vulnerable Zone (NVZ)

### **Holdover**

Holdover rights are reserved for the clearance of the current year's crop.

### **Sporting, Timber and Mineral Rights**

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

### **Local Authority**

Rutland County Council (unitary authority)  
[www.rutland.gov.uk](http://www.rutland.gov.uk)

### **VAT**

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### **What3Words Access Point**

[method.consoles.stages](https://www.what3words.com/)



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### AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

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