



Village Paddock at Bisbrooke, Rutland – about 1.15 acres

Village Paddock at Bisbrooke, Rutland

A picturesque open space in the heart of the village.

Uppingham 1½ miles, Oakham 7 miles, Corby 8½ miles, Stamford 12 miles

About 1.15 acres

For sale as a whole

Guide Price £60,000

Situation

The land is located at the very centre of Bisbrooke in Rutland and forms part of its character. It is accessed via a 7-bar metal gate, which provides vehicular access directly off Main Street.

The Land

The land extends to approximately 1.15 acres in total and is made up of two interconnecting enclosures.

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

Method of Sale

The freehold land is offered for sale as a whole by way of private treaty with vacant possession on completion.

Services

Mains water is connected.

Easements, Covenants & Wayleaves

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

Basic Payment

There are no delinked payments available to the Buyer.



Environmental Schemes

The land has not been entered into any environmental land management schemes.

Local Authority

Rutland County Council (unitary authority)
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.

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 Agent's. Viewing is at your own

risk and neither Shouler & Son, Chater Advisory Limited nor the vendor take any responsibility for any losses or damages incurred during inspection.

What3Words Access Point

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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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