

MARBET PADDOCK AT BISBROOKE, RUTLAND

About 6.23 acres

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Marbet Paddock at Bisbrooke, Rutland

An excellent opportunity to acquire a parcel of mature grassland in an edge-of-village setting.

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

About 6.23 acres

For sale as a whole

Guide Price £100,000

Situation

The land is located to the north of Bisbrooke in Rutland. The land has two points of vehicular access via 7-bar metal gates; one off Bottom Lane and the other off Baulk Road.

The Land

The pasture land extends to approximately 6.23 acres in total, with a high point running along the length of the southern boundary. The land then quickly descends to a valley along the northern boundary and Bisbrooke Brook beyond.

The land adjoins a stone-built detached family home. The home is available to purchase separately from the same Seller. For further details, please contact the Seller's Agents.

Method of Sale

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

Services

There are no known services connected to the land.

Easements, Covenants & Wayleaves

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

There are four telegraph poles with overhead electricity lines situated within the land and one of the telegraph poles has a transformer.

Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

The pasture land is part of a Sustainable Farming Incentive Agreement that commenced on the 1st April 2024 and ends on the 31st March 2027. Further details are available from the Seller's Agents.

Overage

The land will be sold subject to an overage for development of any kind. The rate will be 35% for 80 years from the completion date and the grant of planning permission will be a trigger event for overage.

Sporting, Timber and Mineral Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned. The mines and minerals are excepted from most of the land. Further details are available from the Seller's Agents.

Local Authority

Rutland County Council (unitary authority) www.rutland.gov.uk

VAT

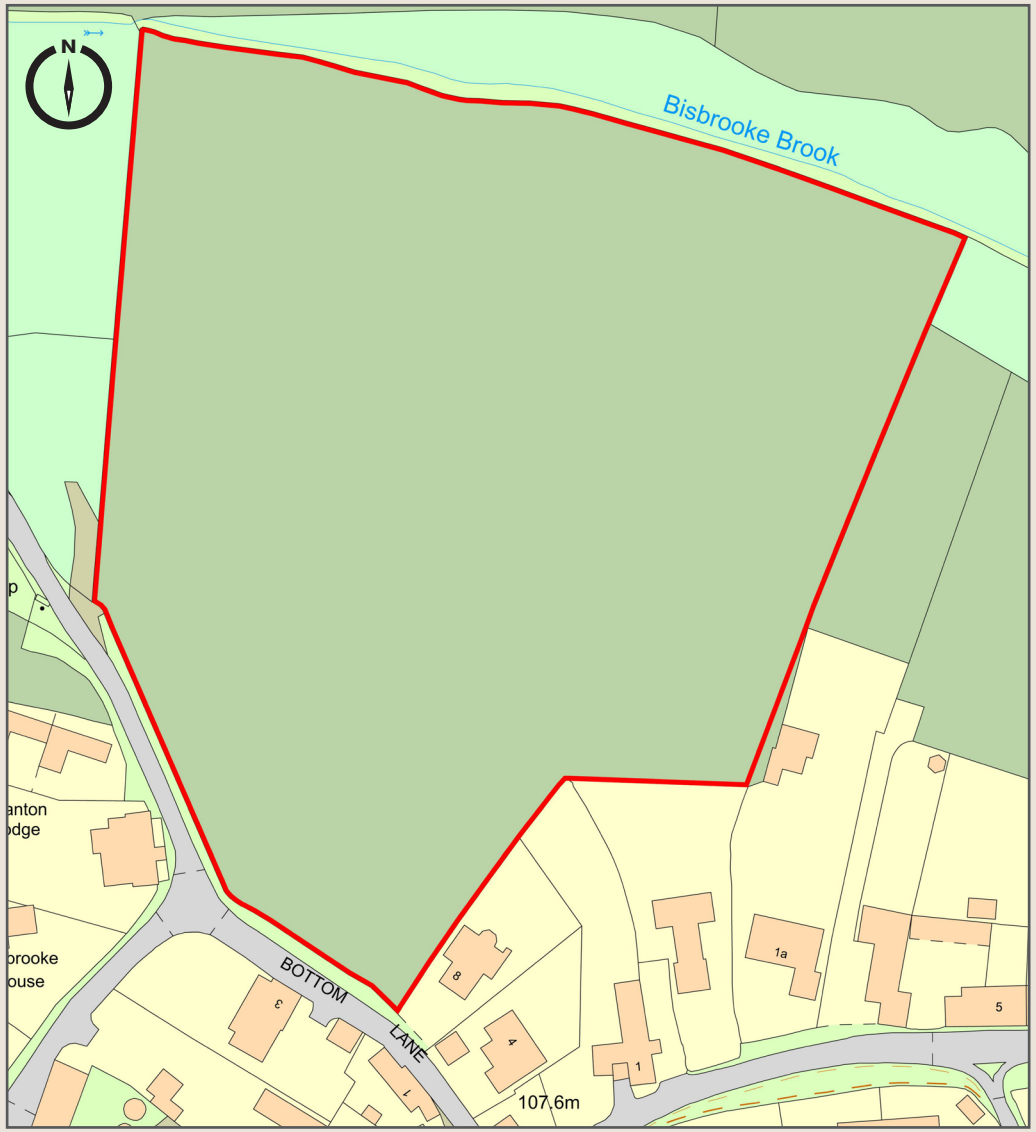
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Solicitors

Chattertons Legal Services Ltd, 9 Broad Street, Stamford, Lincolnshire PE9 1PY

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 ay your own risk and neither Shoulers LLP, Chater Advisory Limited nor the vendor take any responsibility for any losses or damages incurred during inspection.



What3Words Access Point

examiner.regaining.shackles

Declaration of Interest under Section 21 of the Estate Agents Act 1979

Notice is hereby given that Harry Baines, a Director and Person with Significant Control of Chater Advisory Limited, is a named Executor of the estate. Consequently, Chater Advisory Limited has a personal interest in this transaction, and the property is being marketed with full disclosure of this connection.



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5. Site plans and floor plans are for guidance purposes only and are not to scale.

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. Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

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