

0.69 Acres Pasture Land Chapel Lane, Lyddington Oakham, LE15 9LQ

FOR SALE GUIDE PRICE £30,000 Richardson

- Approx 0.69 Acres (0.28 Hectares) For Sale by Private Treaty
- Vacant Possession
- Registered Title

- Freehold
- Permanent Pasture

Sheep Market House, Stamford, PE9 2RB



Richardson

DESCRIPTION

Comprising an attractive paddock of permanent pasture in a central position in this quiet Rutland village. The property extends to approximately 0.69 acres (0.28 hectares). The property is offered as a whole and is for sale by Private Treaty.

LOCATION

From Main Street in Lyddington village travel along Chapel Lane and the land is situated at the end of the lane on the right hand side. Lyddington lies in the south corner of Rutland, 2 miles south of Uppingham.

METHOD OF SALE

The land is for sale by Private Treaty with a guide price of £30,000.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not. The land is crossed by a footpath which has recently been altered.

SPORTING, MINERAL & TIMBER

The sporting, mineral and timber rights are included in the freehold sale, to the extent as they are owned.

SERVICES

There are no mains services connected to the land.

TENURE

The land is offered for sale with the benefit of vacant possession.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

LOCAL AUTHORITY

The land is located in the administrative boundaries of Rutland County Council.

HISTORIC DESIGNATION

We understand the land is not affected or restricted by any Ancient Monument Designation.

HEALTH & SAFETY

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

PLANS

The plan enclosed is for identifications purposes only.

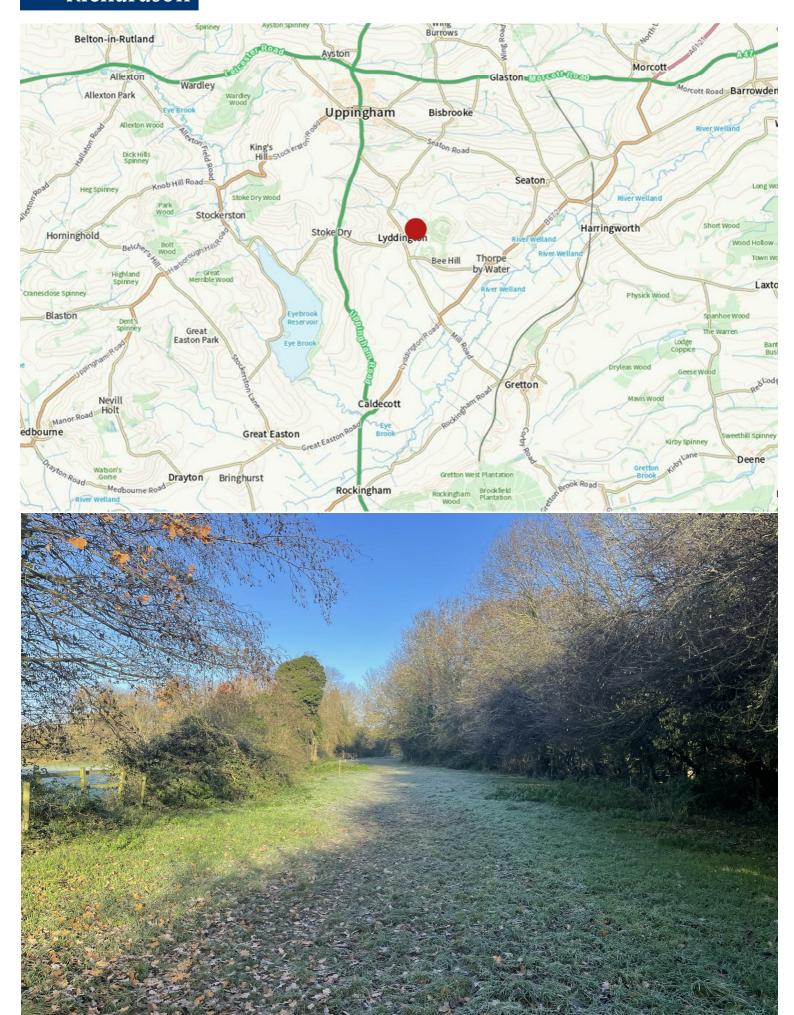
VIEWINGS

At any daylight hour, on foot, with a set of these particulars to hand.

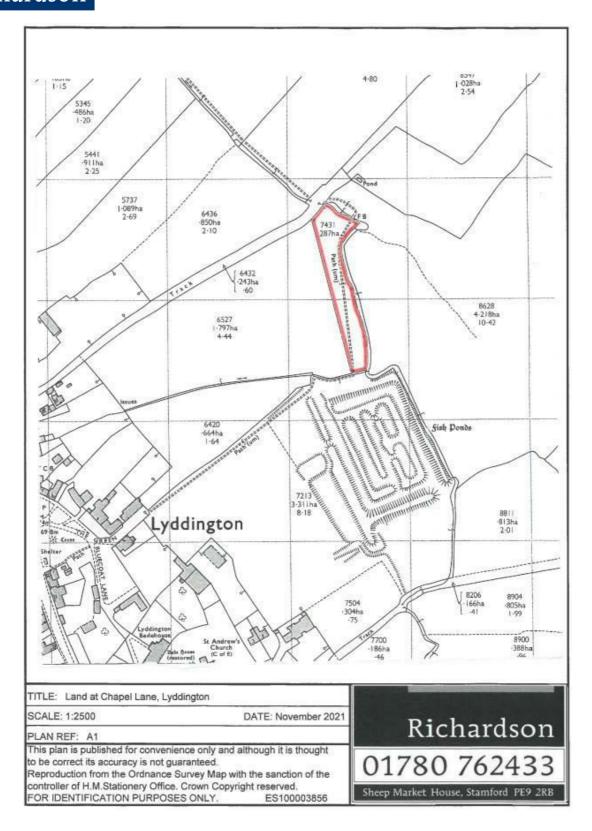
FURTHER INFORMATION

For further information please contact Jamie Richardson direct line 01780 761651 or email jrichardson@richardsonsurveyors.co.uk

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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

agreeing a sale

- 1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- 2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
- 3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
- 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.