

**Richardson**

**CHARTERED SURVEYORS**

15.37ac Woodland, Pond, Stream & Grass  
Glebe Road  
North Luffenham  
LE15 8JU

**FOR SALE**

**GUIDE PRICE £250,000**



- Potential Amenity Use
- North Luffenham Moated Site
- For Sale by Private Treaty
- Tranquil Rural Location
- Productive Grass
- Registered Title

**Sheep Market House, Stamford, PE9 2RB**



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

**01780 762433**

## **INTRODUCTION**

A rare and unique opportunity to acquire an attractive and interesting area of ancient woodland, duck pond and stream adjacent a grass paddock extending to 11.789 acres. The site adjoins a pleasant Rutland village and is suited to alternative amenity uses subject to obtaining any necessary Planning Approval. The southern boundary is formed by the River Chater.

Additionally, the property provides the chance to own a piece of English heritage as part of the land contains North Luffenham Moated Site scheduled monument, which is of Medieval construction and associated to North Luffenham Hall.

## **LOCATION**

The property is located in the Parish of North Luffenham in the county of Rutland. Abutting both Glebe Road and Lyndon Road, the site adjoins the south-west edge of the village.

## **DESCRIPTION**

A highly interesting property extending to approx. 15.37 acres in total, made up of 3.58 acres of ancient broadleaved woodland which incorporates a duck pond, along with 11.789 acres of grass land. The grass land is bisected by the Lyndon Brook which meanders through the field. The southern boundary of the site is formed by the River Chater which provides a fresh water drinking supply for grazing livestock.

The land is fenced and has two gated access points directly from both Glebe Road and Lyndon Road.

The land is defined as Grade 3 by the Agricultural Land Classification of England and Wales. It is all described as being from the Denchworth soil association by the Soil Survey of England and Wales. The Denchworth series is described as "Slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils".

Historic England list entry 1012106, being North Luffenham Moated Site lies within the grass land area. The Scheduled Monument is rectangular shaped and contains prominent external banks and a former fishpond at the southern end.

## **METHOD OF SALE**

The land is offered for sale by Private Treaty with Vacant Possession available upon completion.

## **OVERAGE PROVISION**

Subject to receipt of the relevant Planning Approval, the land would be suitable for a range of alternative amenity uses and is therefore sold subject to an Overage provision in the event of any planning permission being granted for non-agricultural use of the land. The overage provision shall be for a period of 21 years from the date of completion and the seller shall be entitled to 20% of any uplift in value resulting from the granting of planning consent.

## **ENVIRONMENTAL SCHEMES**

The land is not included within any environmental schemes and is therefore sold free of any on-going management restrictions.

## **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The property is sold subject to and with the benefit of all rights, including existing Rights of Way, both public and private, light, support, drainage, water and other obligations, easements and wayleaves whether referred to or not in these particulars.

The land is crossed by an electricity line with associated poles.

## **SPORTING, TIMBER & MINERAL RIGHTS**

All timber and mineral rights are to be included within the sale insofar as they are owned.

## **BOUNDARIES**

The land is bounded by a mix of hedging and stockproof wire fencing. The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

## **STATUTORY DESIGNATION**

The property is within a Nitrate Vulnerable Zone.

## **OUTGOINGS**

The land is subject to the Environment Agency General Drainage Charge.

## **SERVICES**

There are no mains services attached to the land.

## **ANTI-MONEY LAUNDERING**

In line with Anti-Money Laundering Legislative requirements the successful purchaser will be required to provide Proof of Identity, Proof of Funds and a full address to the selling agents upon acceptance of a satisfactory offer, prior to the Solicitors being instructed.

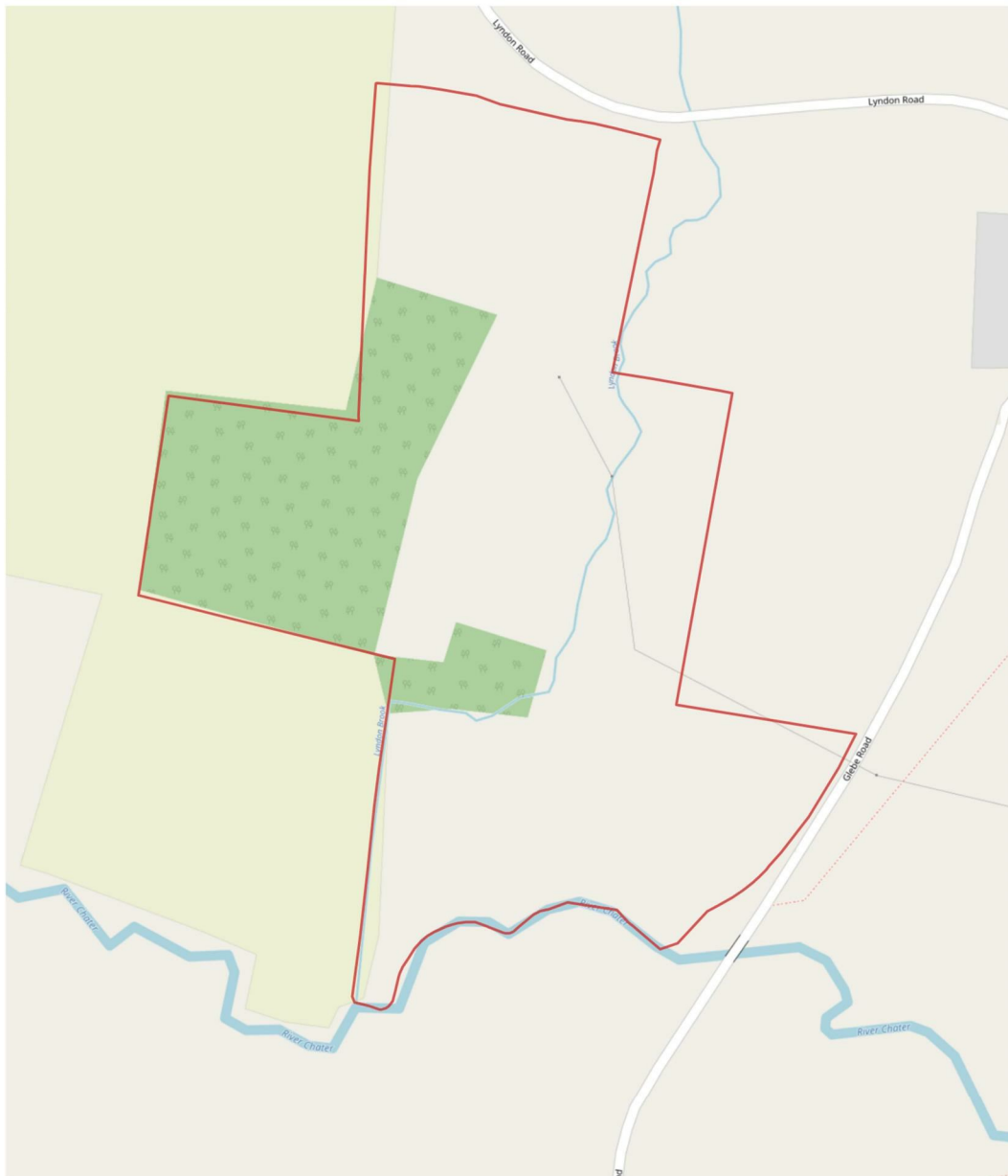
## **LOCAL AUTHORITY**

Rutland County Council, Catmose, Oakham, Rutland, LE15 6HP. Tel: 01572 722577

## **VIEWING**

The land may be viewed at any reasonable daylight hour with a set of sales particulars to hand.





Produced on Land App, May 21, 2026.  
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50 m  
Scale 1:2192 (at A4)



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

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.
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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 agreeing a sale.

**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.