



Land at Braunston-in-Rutland – about 4.84 acres



## Land at Braunston-in-Rutland

Parcel of grassland situated to the south of the village of Braunston-in-Rutland. The land benefits from a natural pond and a mains water connection is being investigated.

Oakham 2½ miles, Uppingham 6 miles

**About 4.84 acres**

**For sale as a whole by Private Treaty.**

**Guide Price £100,000**

### Situation

The land is located to the south of the village of Braunston-in-Rutland. The land has gated vehicular access directly off Wood Lane.

### The Land

The land extends to approximately 4.84 acres of mature pasture.

### 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 currently no services connected to the land, however, there is a natural pond on the western boundary and the vendor is investigating a new mains water connection via an existing supply in Braunston-in-Rutland.

### Easements, Covenants & Wayleaves

We are not aware of any wayleaves or rights of way over the land, however it is sold subject to any that may exist.

The land is sold subject to any existing easements and covenants. Further easements will need to be granted with neighbouring landowners in respect of the new mains water connection.

### Basic Payment

There are no delinked payments available to the Buyer.

### Environmental Schemes

The land is currently in a Sustainable Farming Incentive Scheme which expires 30th November 2026. The option is for low nutrient input grassland. If the land is withdrawn from the scheme before the scheme terminates, a payment of about £450 will be due to outgoing occupier.

### Sporting, Timber and Mineral Rights

All mineral, timber and sporting 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.

## Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

## What3Words Access Point

[fights.crossing.palettes](#)

Land available on completion 1<sup>st</sup> April 2026

The property will be sold subject to an overage on future development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture or private equine activities, but it will apply to any residential development linked to agricultural or equestrian uses and any equine business use. The grant of planning permission will be a trigger event for overage. The rate will be 30% for 30 years from the completion date.





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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.

