



Land at Caldecott, Rutland

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

A block of productive Grade 3 Farmland situated on Rockingham Road, just south of the village of Caldecott, Rutland totaling 93.50 acres (37.83 ha) or thereabouts.

For Sale as whole by Private Treaty.

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An opportunity to purchase 93.50 acres (37.83 ha) of good quality arable farmland as a whole.

Guide Price: £775,000

#### Location

The land at Caldecott is located to the south east of the village on the Rutland, Northamptonshire border, with direct access off Rockingham Road.

#### What3words

relishes.lighten.business



## Location.

The land is situated on the east side of the A6003 Rockingham Road, approximately 0.5 miles south of Caldecott village and approximately 0.65 miles north of Rockingham. The land lies on the county boundary of Rutland and Northamptonshire within the Welland river flood plain.

## Farmland

The land consists of 6 parcels of farmland together with access tracks via the dismantled railway with 2 fields having direct access off A6003 Rockingham Road.

Under the Ministry of Agriculture Land Classification Sheet, the land is shown as Grade 3 Agricultural land. The soil survey of England and Wales identifies the land as being loamy and clayey floodplain soils with naturally high ground water.

## Access

The land can be accessed via field entrances situated off A6003 Rockingham Road. Please use what3words for gate entrance. Property advertising signs shall be erected.

## Method of Sale

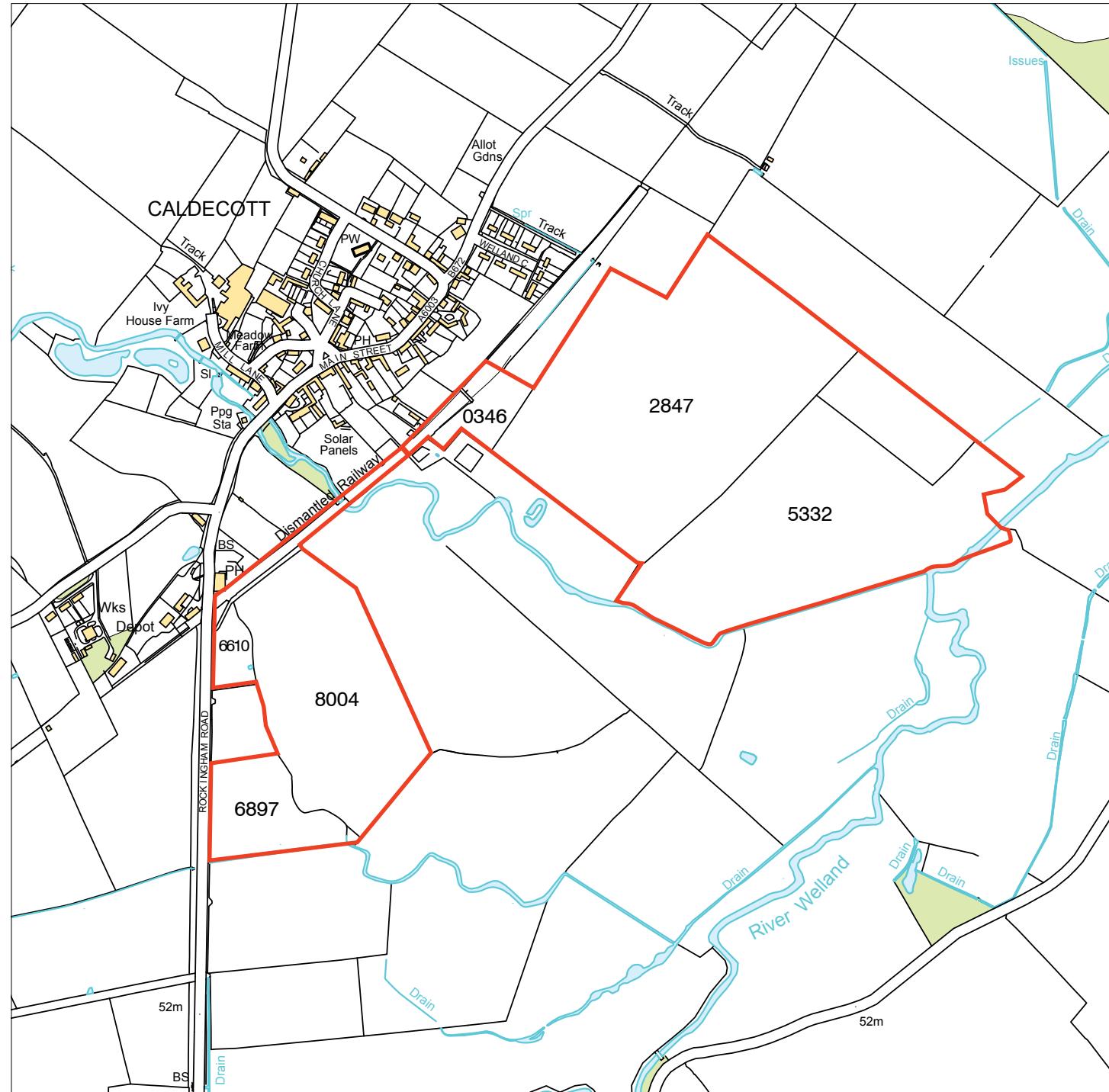
The land is being offered for sale by Private Treaty as a whole only. The vendors reserve the right to conclude the sale by an alternative method, at their discretion.

## Tenure, Possession and Holdover

The land is currently farmed in hand by way of an annual contract farming agreement. This is to continue for the 2024/2025 growing season and the purchaser has the right to purchase the standing crop at market value or receive vacant possession at the end of the 2025 harvest.

## Basic Payment Scheme

The vendors shall retain all delinked Basic Payment scheme grants relating to the land going forward.



## Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage, water and electric supplies and other rights, easements, quasi-easements and all wayleaves, whether referred to in these particulars or not.

The vendor is aware of a Right of Way for agricultural purposes along the railway track SP8693 8131 in favour of Rockingham Estate and a further right of way for paddock access across railway track SP8693 8131 for the owner of Home Farm, Caldecott.

## Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights are included in the sale where they are believed to be owned.

## Nitrate Vulnerable Zone

The land is situated in a Nitrate Vulnerable Zone (NVZ).

## VAT

An exemption to VAT has not been waived on the land and VAT should not therefore be chargeable on the purchase price however, the vendor reserve the right to elect to charge VAT at any time.

## Anti-Money Laundering

We, Shouler & Son, as agents, follow the Anti Money Laundering legislation. The purchaser will be required to provide proof of identity and proof of address to the agents once an offer is accepted (Subject to Contract) prior to solicitors being instructed.

## Rural, Environment and Woodland Schemes

The farm is subject to a Sustainable Farming Incentive Agreement from 1st January 2024 to 31st December 2026. The requirement is SAM1. Assess soil, produce a soil management plan and test soil organic matter.

The farm is subject to a Countryside Stewardship Mid Tier scheme from 1st January 2023 to 21st December 2027. Details on option code is shown in the Schedule of Land. Full details are available.

## Schedule of Land

Field Name	OS Number	NG Number	Acres	Hectares	Option Code	SFI	Land Use	2021	2022	2023	2024
Station	SP8693	6610	1.68	0.68	GS2	N/A	Pasture	Pasture	Pasture	Pasture	Pasture
Small Holloway	SP6892	6987	5.26	2.13		SAM1	Arable	W Beans	W Wheat	W Barley	OSR
Large Holloway	SP8693	8004	17.54	7.1		SAM1	Arable	W Beans	W Wheat	W Barley	OSR
Top Railway	SP8793	2847	33.92	13.73	AB9/15	SAM1	Arable	W Beans	W Wheat	W Wheat	W Barley
River Railway	SP8793	5332	30.78	12.46	SW1	SAM1	Arable	Stewardship	W Wheat	Stewardship	Stewardship
Railway Track	SP8693	8131	2.14	0.87	GS2	N/A	Pasture	Pasture	Pasture	Pasture	Pasture
Top Railway 2	SP8793	0346	2.12	0.86	GS2	N/A	Pasture	Pasture	Pasture	Pasture	Pasture
		<b>Total area</b>	<b>93.47</b>	<b>37.83</b>							



## **Viewing and Health & Safety**

Strictly by confirmed appointment with the vendor's agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone Ben Shouler on 01664 786361 or Tim Harris on 01664 786365.

## **Boundaries**

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the selling agents will be responsible for defining boundaries nor their ownership.

## **Plans, Particulars and Schedules**

All plans, areas and schedules contained within these particulars are for reference and guide only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either parts to compensation.

## **Local Authority**

Rutland County Council, Catmose House, Catmose Street, Oakham, Rutland, LE15 6HP.

## **Legal Costs**

Each party to bear their own costs associated with the transaction.

## **Vendors Solicitors**

Wartnaby Hefford Solicitors  
44 High Street  
Market Harborough  
Leicestershire  
LE16 7AH

## **Vendors Agent**

Shouler & Son  
County Chambers  
Kings Road  
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LAND AT CALDECOTT, RUTLAND





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Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.

#### 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.

